

# The resident

November 2015

## GOURMET MASTERCLASS

Tom Kerridge's  
Harrods takeover

Will Alsop on blurring  
the lines between  
art & architecture

## Town & country

*Inside the contrasting homes of  
designer William Yeoward*



## Crompton Court, South Kensington SW3

£2,995,000 Leasehold



**A fabulous penthouse (with lift) with one of the best views in South Kensington and Chelsea. This rare apartment has two double bedrooms (one en suite) and access and sole right of use of a stunning 616 sq ft south facing decked roof terrace.**

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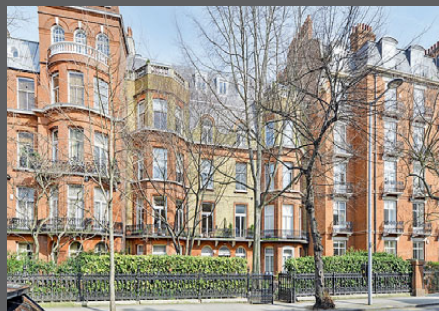
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eat a lot of peaches), turn to page 36, where designer William Yeoward offers advice for rural interior design – and allows us to snoop around his London and Cotswolds homes. Meanwhile, our food columnist Tom Parker Bowles looks beyond the M50 to celebrate UK's best country restaurants, and on page 60, we speak to Tom Kerridge as he takes a break from his life in Marlow to join the team at Harrods Food Hall as their Chef of the Season. If you need me, I'll be in the corner with a toby jug of Adnams, working on my banjo chords.

C. McCabe

Tom Parker Bowles looks beyond the M50 to find the greatest restaurants in the UK, page 55

William Yeoward shares his interior design secrets for and country living, page 36

[illegible]

West Country chef Tom Kerridge tells us why he decided to set up in Harrods for the festive season, page 60



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### 3 - 20 November 2015

This Solo Exhibition by the highly acclaimed British Artist, Ethel Walker, marks her 30th Year with Thackeray Gallery, London. World renowned for her 'skies and light', this artist, captures the ever changing light of the West Coast Of Scotland, the Skylines of London and New York. Ethel's work is instantly recognisable and internationally collected.

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# ARENA

{THE FINEST EVENTS IN LONDON THIS MONTH }



WINTER OLYMPIA ART & ANTIQUES FAIR, ARTHUR KITCHING 1912-1981, FIGURE STUDY, PRICE £850, EXHIBITOR WALKER GALLERIES

## ART OF THE MOMENT

*The Winter Olympia Arts & Antiques Fair celebrates its 25th anniversary*

This popular fair is the go-to place to discover an exceptional range of art, antiques, furniture, jewellery and collectors' pieces – 30,000 items will be on sale from over 120 hand-picked dealers. Allow some extra time for the informative events programme, which this year includes talks from the V&A on historic wallpaper, late 19th-century and early 20th-century artists' houses and Art Deco travel. Alastair Dickenson from the BBC Antiques Roadshow will also be demonstrating how to identify the authenticity of silver.

Advance tickets £15, Collectors' preview £30. 2-8 November, times vary, visit [olympia-antiques.com](http://olympia-antiques.com)





## IT'S THE MOST WONDERFUL TIME

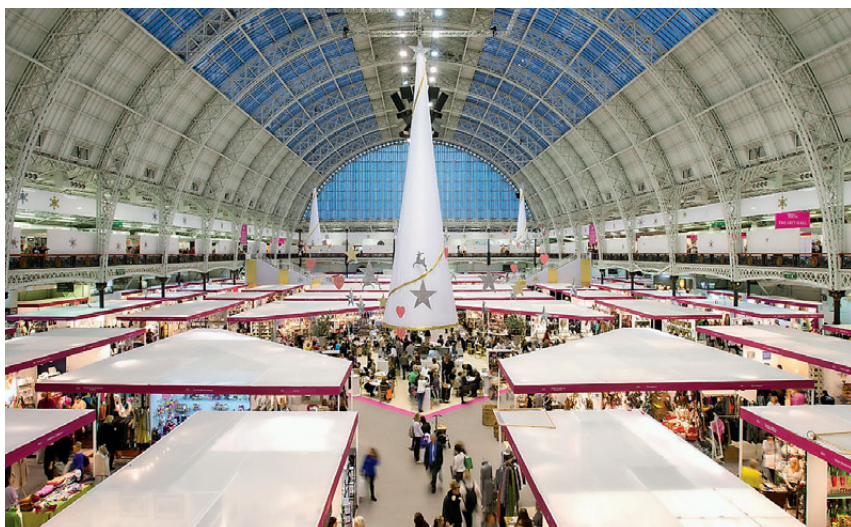
We might roll our eyes at premature Christmas adverts, but the October arrival of the ice skating rink at the Natural History Museum gets special dispensation. Set to a backdrop of Alfred Waterhouse's Romanesque creation, the rink looks spectacular when it's lit up at night.

Adult: from £12.65 Child: from £8.80. On until 3 January.  
nhmskating.com

## Get into the spirit

Olympia will be overrun with Christmas workshops and shop stalls this month for the Spirit of Christmas Fair. For those who want to start the gift shopping early, this event puts seasonal products, festive decorations, home accessories and children's toys all in one convenient spot. There will also be a chance to hear decorating tips from the *House & Garden* experts, or just enjoy Christmas cheese samples in the expansive food hall.

2 to 8 November, tickets from £19.50, Hammersmith Road W14 8UX; [spiritofchristmasfair.co.uk](http://spiritofchristmasfair.co.uk)



## Online

See more  
November events  
at [theresident.co.uk](http://theresident.co.uk)



## Craft work

Handmade in Britain, the annual showcase of the very best of contemporary British craft and design, heads to the Chelsea Old Town Hall from 13-15 November. You will be able to browse exceptional crafts, buy unique gifts, or commission a bespoke piece of work directly from over 120 of the UK's finest designer-makers, each handpicked by a panel of industry experts.

For details of exhibitors on show, visit [handmadeinbritain.co.uk](http://handmadeinbritain.co.uk)





Massimo Berruti,  
Bara Bandai, 2010

## Stories in focus

The *Carmignac Photojournalism Award: A Retrospective* will open at the Saatchi Gallery this month presenting images by all laureates of the award since it was launched in 2009, with a focus on the work of Iranian photojournalist Newsha Tavakolian, who won the Carmignac honour last year. Also exhibiting is Massimo Berruti, an Italian photographer based in Rome whose powerful 2010 black and white images document the three months he spent in the Swat Valley in Pakistan.

18th November to 13th December 2015, Saatchi Gallery, 020 7811 3070; [saatchigallery.com](http://saatchigallery.com)

## A good book has no ending

The Chelsea Antiquarian Book Fair is a well-known event to anyone in the book trade, but new collectors are always welcome too. The fair offers a chance to find rare books on almost any subject – or perhaps get a good price on an early edition of your favourite novel.

Friday 6 November 2pm to 7pm,  
Saturday 7 November 11am to 5pm,  
Tickets £10 on the door; Chelsea Old  
Town Hall SW3; [chelseabookfair.com](http://chelseabookfair.com)



## The piano man

TV presenter, pianist and all-round music gatekeeper Jools Holland will appear at the Royal Albert Hall, complete with his Rhythm and Blues Orchestra, for a two-day run. Jools will be performing duets from his new album *Sirens of Song* with special guest KT Tunstall and others. 27 to 28 of Nov, 7.30pm, tickets from £21.88, 020 7589 821; [tickets.royalalberthall.com](http://tickets.royalalberthall.com)

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## Waltzing into the West End

Ever since it opened at the Royal Shakespeare Company's The Courtyard Theatre in 2010, *Matilda The Musical* has dazzled theatre-goers (it has just had its Australian premiere too, arriving in Sydney on 20 August). Now a new era begins in the London staging of the hit show, with Evie Hone and Lizzie Wells joining Anna-Louise Knight and Lara McDonnell in the title role of Matilda at the West End's Cambridge Theatre. Joining the four actresses will be Michael Begley (Mr Wormwood), Miria Parvin (Miss Honey) and Rebecca Thornhill (Mrs Wormwood), with Craigie Els continuing in the role of Miss Trunchbull.

**Matilda The Musical will be on at the Cambridge Theatre until May 2016.**

Readers of this magazine can save 5% when booking with Shows in London via [theresident.co.uk/theatre](http://theresident.co.uk/theatre) or calling 020 3567 0620

**KIM IN THE CITY**  
*Liverpool born but New York-made actress Kim Cattrall will be performing at the Royal Court with Linda, a play that explores gender politics and the complexities of ageing.*  
25 Nov to 9 Jan, Jerwood Theatre Downstairs, tickets: £12 to £35, 020 7565 5000; [royalcourttheatre.com](http://royalcourttheatre.com)







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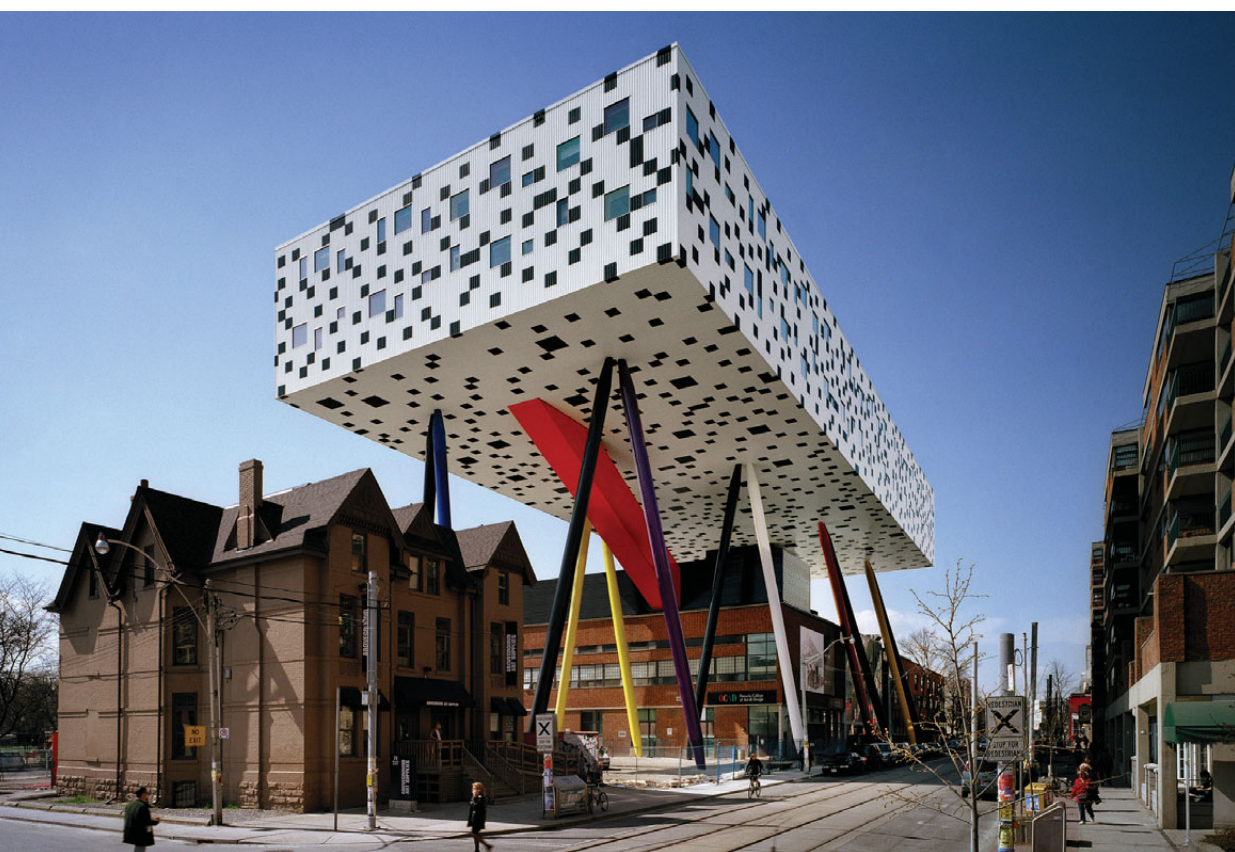
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Architectural creations,  
clockwise: The Peckham  
Library, interior view of the  
Calypso apartments Rotterdam,  
the Sharp Centre for Design at  
Ontario College of Art & Design



# WHERE THERE'S A WILL

*As he prepares for a new TV debut, Will Alsop speaks to Alexander Larman about his fluid relationship between art and architecture*

Interviews with most architects don't take place on a makeshift beach in Battersea accompanied by lashings of wine. But then Will Alsop isn't like most architects. Since winning the Stirling Prize for his witty design for the Peckham Library in 2000, Alsop has been synonymous with flamboyant use of colour (his is a profession that traditionally favours grey), audacious design that redefines the status quo and... a certain irreverence. This has led to both celebrity and controversy, thanks to Alsop's refusal to check himself when it comes to making public statements; notoriously, he declared 'F\*\*\* the London borough of Kensington and Chelsea', where he has lived for the past four decades, live on television in his 2000 victory speech.

It is, however, television that brings us together and Alsop will soon be appearing in a new Channel 4 series, *Ugly House*. An upmarket version of the home-improvements programmes so beloved of commissioning producers, it sees a number of architects work with homeowners to transform their nondescript houses into something special.

As a frequent expert on high-profile arts shows, most recently Jonathan Meades's *Bunkers, Brutalism, Bloodymindedness*, Alsop is used to the 'fairly artificial' process of making television, contrived moments of conflict and all, but he still enjoys it. 'When you're surrounded by fantastic professionals, as I was, it's a joy to be involved in,' he says.

Another major television project that Alsop spearheaded ten years ago provided a platform for him to present his so-called 'Super City' hypothesis, a vision of an enormous city stretching from Liverpool to Hull that would amalgamate millions of people in one conurbation and thus wipe out uninteresting urban sprawl. Although the project, which included an accompanying exhibition, attracted enormous publicity, it was





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never implemented. It is, then, not without wry amusement that he notes its striking similarity with George Osborne's much-discussed 'Northern Powerhouse' strategy. 'I presented a TV series about it, and it was a highly conceptual project that came out of the work that I'd been doing in the North; I observed how busy the M62 was, and how the people who lived up there used the cities as if they were one enormous metropolis. Which gave me the idea of building small villages, each with their own character, and linking them all together.' He smiles. 'If you could get someone from Hull supporting Liverpool, then we would have created a place where people's identity would have shifted.' He remains, however, lukewarm on Osborne's plans

*I put a lot of colour in my paintings, and I enjoy feeling the lack of constraint*

come to pass, not least because, 'you're going to have regional mayors, who can unite and implement some interesting ideas.'

Alsop's interests and work have taken him on a global journey, not least via his involvement with China ('it was becoming obvious from the late 90s that it was too big to be ignored'), but also on account of extensive work in countries as diverse as Canada, Singapore and Russia, on the latter of which he says, 'I was there as much to observe the process of change as to build anything.'

When he's not airborne (his nickname in architectural circles is 'BA Flight', on account of his former column in a trade weekly, where he would sign off with the flight number he happened to be transmitting his musings from), he works as an artist, a discipline that he says not only complements, but is integral to, his work. 'While I think of myself as an architect, I've increasingly spent time on art, which has always been part of my world. The two disciplines influence each other. I put a lot of colour in my paintings, and I enjoy feeling the lack of constraint. Nonetheless, the most frightening thing is always an empty canvas, or a big piece of paper. The real art, I suppose, is knowing when to stop the creative process.' He's become highly respected as an artist, holding shows all over the world – the next one in Rome in 2016 – and as an active Royal Academician, he regularly includes work in the RA's Summer Exhibition.

Despite Alsop's successes, he is sanguine about the disparity between ideas and reality; as he puts it, '80 per cent of my buildings have never been built, and that's not because I'm an idiot, but it's a question of finances and situation.' Nonetheless, the

– 'he's viewing it from an economic perspective, whereas my interest was always social' – but still believes that a version of his original idea could



Alsop's artworks: A Room of Blooms and Cope in a Jug

20 per cent that have come to fruition remain some of the most intriguing buildings of the past 50 years. Riding high after a series of successes – 'I'm being asked to design as many buildings in Britain as I ever have' – it's a good time for him both professionally and personally, with 2015 seeing the weddings of his two eldest children. And, in the spirit of 'what goes around comes around', his former nemeses at Kensington and Chelsea have now become reconciled with him. 'I sit on the board of the architectural advisory board there now.' A twinkle, and the pouring of another glass of wine. 'They still haven't built any of my projects, though!'

One can only hope that, for an architect who burns with a zeal and enthusiasm that would shame many half his age, this does not remain the case for long.

[all-worldwide.com](http://all-worldwide.com)



# The resident

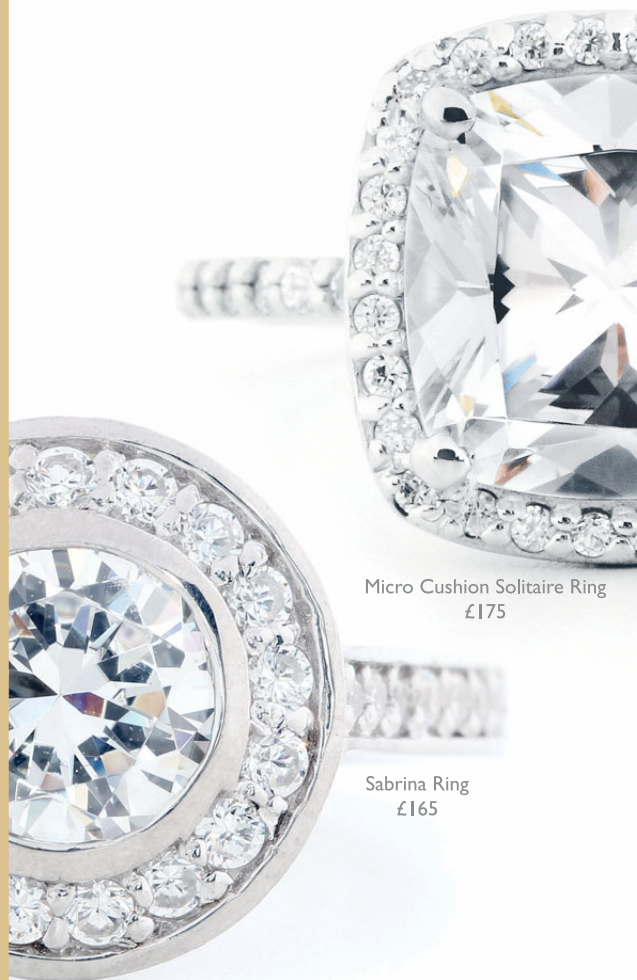
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# The resident RECOMMENDS

*Five of the best places in which to escape city life and read your book*



## 1 V&A NATIONAL ART LIBRARY

The V&A's fine and decorative arts reference library holds over one million items and its sense of grandeur is best observed with a simple skywards glance at the huge chandeliers and book-lined shelves along the balcony. The library's reading rooms are free and open to the public; they are, as you would imagine, a quiet and peaceful place to read. Visitors need to register on arrival, plus free wifi is available should you need it.

**Open Tue-Sat times vary. Cromwell Road SW7, 020 7942 2000; vam.ac.uk**



## 2 ITALIAN GARDENS, HYDE PARK

One of London's most underrated attractions, this Italian quarter of Hyde Park features a 150-year-old ornamental water garden. Believed to have been given as a gift from Prince Albert to his beloved Queen Victoria, the gardens are especially gorgeous on autumn days.

**Located near the north side of Kensington Gardens. Hyde Park is open daily 5am-midnight; royalparks.org.uk**



## 3 INSTITUT FRANÇAIS

Another great South Kensington hideaway is La Médiathèque at the Institut Français, the largest French library in the country. The Art Deco style and rich colours of the Grade II listed library make it a warm, comfortable place to read. You'll stay longer than you expect.

**Open Mon-Fri 9am-9.30pm, Sat 10am-9.30pm, Sunday times vary. 17 Queensberry Place SW7, 020 7871 3545; institut-francais.org.uk**

## 4 THE ANTELOPE

This Fuller's pub off the King's Road is quiet during daytime hours, while the traditional English interior will make you feel like you've disappeared into a Sherlock Holmes story. The two 'snug areas' are just that – cosy nooks where you can disappear from the world in a leather-backed armchair with a book and a pint.

**Open daily, times vary. 22 Eaton Terrace SW1W, 020 7824 8512; antelope-eaton-terrace.co.uk**



## 5 THE TROUBADOUR

Set up in 1954, this famous London coffee house has a touch of Le Marais café about it. It features a gig venue, restaurant and wine shop, but during the day serves as a quiet, book-friendly café. Monday to Thursday daytime is best for catching up on a few chapters; try to grab a seat at the calm back section by the window for mid-sentence people watching. **The café is open daily, 9am-12am, 263-267 Old Brompton Road, SW5, 020 7370 1434; troubadour.co.uk**





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harveynichols.com



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Beanie, £32.99;  
barbour.com/uk

# FIELD OF DREAMS

*Shona Wallace picks out autumn's  
best country-inspired buys*



Hunter Norris  
Field Adjustable  
Side Boots in Red  
Chestnut, £90;  
hunterboots.com



Soho saffron leather  
bag by Gucci at  
harveynichols.com, £650



Ratio Wax Jacket,  
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Cashmere ribbed roll collar jumper, £299; [johnstonscashmere.com](http://johnstonscashmere.com)



Aspinal of London classic leather hip flask, £45; [aspinaloflondon.com](http://aspinaloflondon.com)



Hunter Balmoral Sovereign Wellington boots, £220; [hunterboots.com](http://hunterboots.com)



Purdey AW15, James Purdey & Sons Ltd, 57-58 South Audley Street W1K 2ED; [purdey.com](http://purdey.com)



Classic Beaufort wax jacket in olive, £249; [barbour.com/uk](http://barbour.com/uk)



Tweed shooting trousers, £175; [oliverbrown.org.uk](http://oliverbrown.org.uk)

# COUNTRY COOL

*Rustic wear for men has never looked so chic as Shona Wallace discovers*



Mulberry Clipper leather holdall, £1,350; [mrporter.com](http://mrporter.com)



Grenson mahogany leather brogue boots, £395; [harveynichols.com](http://harveynichols.com)



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# HOMES

{WHAT TO BUY AND HOW TO STYLE IT }



WILLIAM YEOWARD'S COTSWOLDS HOME, IMAGE GAVIN KINGCOME

## COTSWOLDS LIVING

*Experience rural life right here in west London*

How many of us yearn to escape to the country once in a while? We certainly do, but we also could never leave this city behind. The solution? Country style in your west London pad. Homes editor Kara O'Reilly has four pages of suggestions to achieve an authentic rural look, plus interior designer William Yeoward shows us around his beautifully-decorated homes in London and the Cotswolds



This timeless, practical, tactile wooden bench and table combo is the perfect way to add some country house chic to your kitchen. Gray & Willow dining table, £1,599, and matching bench, £499, both [houseoffraser.co.uk](http://houseoffraser.co.uk)



# COUNTRY FILE

*Think of country style – all natural materials and traditional patterns – and update it with clean lines and moody hues*

Story KARA O'REILLY



With its clever referencing of classic French and English styles brought bang up to date in tactile materials and modern colours, Loaf is a go-to for contemporary country styling. Margot bed in Scuffed Grey, from £845, [loaf.com](http://loaf.com)





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What is lovelier than a focal-point fireplace? Make it more fuel and heat efficient – not to mention more up to date – by installing a wood-burning stove. Panther 2110 stove, £1,715, [morso.co.uk](http://morso.co.uk)

*'Craftsmanship is at the heart of country style.'* Pip Prinsloo, John Lewis

This clean-lined bench is the perfect piece of flexible furniture and will work in every space from the hallway to dining room, kitchen to spare bedroom. Natural teak bench, £750, [coxandcox.co.uk](http://coxandcox.co.uk)



Norfolk-based business Wrought Iron & Brass Bed Co. design beautiful nickle, iron and brass beds that help create a pared-down country look. Pictured is the Beatrice bed, £799 for a double (excluding mattress), best matched with big cosy duvet. 01485 542516; [wroughtironandbrassbed.co.uk](http://wroughtironandbrassbed.co.uk)



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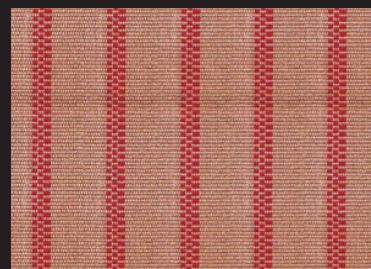




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# TWO SIDES TO EVERY STORY

*Designer William Yeoward shares his ideas for urban and rural abodes*

Words JACKY PARKER



Some may consider themselves ‘city people’ or ‘country people’ but one person who manages to flit easily between the two is designer, William Yeoward. An established name on the interiors scene known for his beautiful furniture, fabrics, lighting, crockery and crystal, Yeoward found his calling early on. ‘I realised I was an interiorist when aged 11; I painted my first bedroom olive green with olive gloss skirting boards and topped it off with a fibreglass orange lampshade,’ he says. ‘I always knew I was committed to design for the home.’

With a smart apartment, not far from his famous King’s Road showroom, and a charming house in the Cotswolds, Yeoward has created two distinct design aesthetics based around the different lifestyles they offer, as much as the architecture of the properties. ‘For me country style is more about collecting the eclectic and the accumulation of treasures over a long period of time, whereas city life to me is neater, trimmer and more of the moment,’ he says. ‘I had always fancied an apartment influenced by Paris retro and Upper West Side New York, and that’s what my London





Yeoward's London drawing room is designed around a modernised 20th century architects table gifted to him by decorator Dick Dumas; below: the Cotswolds library room

apartment lends itself to. My country home is High Gothic, built in 1850, and has a character of its own, which I have used as an influence around the house.'

Situated in a 1900 mansion block, Yeoward has decorated his London abode in a 'sharper' style than his Cotswolds home, starting with a dramatic hallway in a robust shade of chestnut and minimal furnishings. 'Halls are first-impression spaces so you need to think carefully about the effect you are after,' he explains. 'If you want

something strong, as I did, it's no good cluttering up the place with bits and pieces, so I have used two pieces of furniture with good shapes, along with a natural sculpture and two pictures.' This is in contrast to the gothic corning, patterned rugs and decorative ceramics in his country home, previously an old stone village schoolhouse.

In London, Yeoward's drawing room has two chimneypieces at each end of the room and two tall windows giving the space a smart architectural feel, which he has emphasised with rich macchiato walls, lime green and burnt orange upholstery and colourful artworks. 'Be bold with colour, be generous with pattern and never, ever worry about scale,' he says with certainty.

The dining room is in the centre of the apartment with five different doors leading off it. Originally this gave the room a disjointed feel so Yeoward lined the perimeter with plain, painted panelling. 'It was obvious that something was needed to pull the whole thing

together,' he says. 'I've also introduced double-height doors to give significance to the entrance to the drawing room.' Another advantage to this is the mass of natural light which floods through when the doors are open.

Yeoward lives in his apartment during the week as much of his work is based in the capital, and although he views the Cotswolds as 'home', he and his partner, interior designer, Colin Orchard enjoy having friends over for mid-week dinners or card-playing evenings. As such, the dining room is offset by a

striking chestnut wood bookcase, which lends a library feel, ideal when the dining table is switched for two smaller card tables and it becomes a games room. 'The bookcase prevents the space

looking solely like a room used for eating,' he explains. 'It helps visually and atmospherically in its transformation.' Other items such as the cut-glass champagne cooler or charming salt cellar lead double lives, often as pretty vases or plant pots.

*Be bold with colour,  
be generous with  
pattern and never, ever  
worry about scale*





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*For me the country style is about the accumulation of treasures over time*



The gothic cornice in the hall of the designer's Cotswolds home blends with its architecture; below: his chic London kitchen

The kitchen has a cheerful aspect, with hand-cut linoleum in a bold 1930s design taken from a headscarf. A vintage film poster from the Milan premiere of *Some Like it Hot* and a papier-mache giraffe's head add a light-hearted touch to the otherwise simple space. Dining chairs upholstered in one of Yeoward's herringbone weaves, 'Barancona' surround a mid-century Danish dining table. 'If you like cooking, the chances are that you will spend a lot of time in the kitchen, so it has to be a pleasant room to be in,' he says.

A dramatic chestnut wood and nickel four-poster with flanking chests of drawers dominates the bedroom. 'This room refers back to those glorious suites of bedroom furniture that were 'a thing' in the 1930s,' explains Yeoward. 'The timber has a wonderfully rich tone and grain while the nickel is less harsh-looking than say steel or chrome.' In contrast to the chestnut panelling, the rest of the room is lined with Yeoward's 'Hortense' flocked linen. Beautiful appliquéd upholstery and colourful textiles soften the masculine materials.



A chestnut and nickel four-poster bed with matching chests rests in Yeoward's city bedroom



Wander through to the en-suite and the look is much more graphic, with plain surfaces and painted shutters. The bath is set into a chestnut wood surround to echo the timber in the bedroom, while the soft blue walls are in harmony with the tones of the adjoining space.

In addition, there are two dressing rooms, one of which is large enough to accommodate a bed and occasionally doubles up as a guest room. 'The idea was to give the feeling of being in a very

expensive hotel suite, where bedroom, bathroom and dressing quarters all blend together in a single entity,' says Yeoward.

Although different in style to his country home, William Yeoward's distinctive taste is still very much apparent with classic furnishings and colourful embellishments. 'When I look back over my work, certain themes seem to recur: form, texture, colour, quality and above all, what I term as 'practical glamour'', he says. 'When you buy something for your home it is essential it will give you continued pleasure, not just instant gratification. I like the early references such as the geometrics of the 1940s and 1950s and I believe what is right for today, is a mixture of yesterday and tomorrow.'

**William Yeoward At Home: Elegant Living in Town and Country is published by CICO Books, (£25). Featured photography by Gavin Kingcome [williamyeoward.com](http://williamyeoward.com)**







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Words VICTORIA PURCELL



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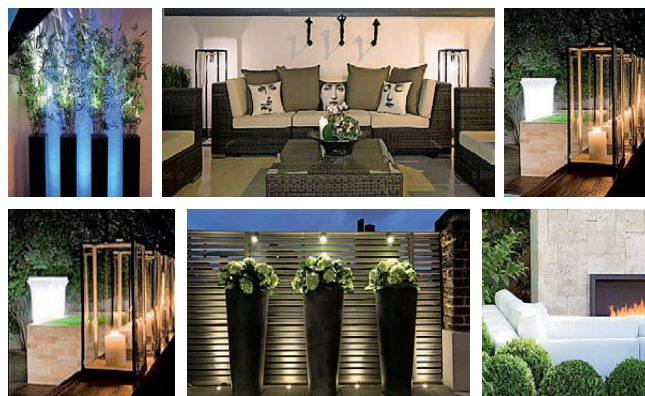
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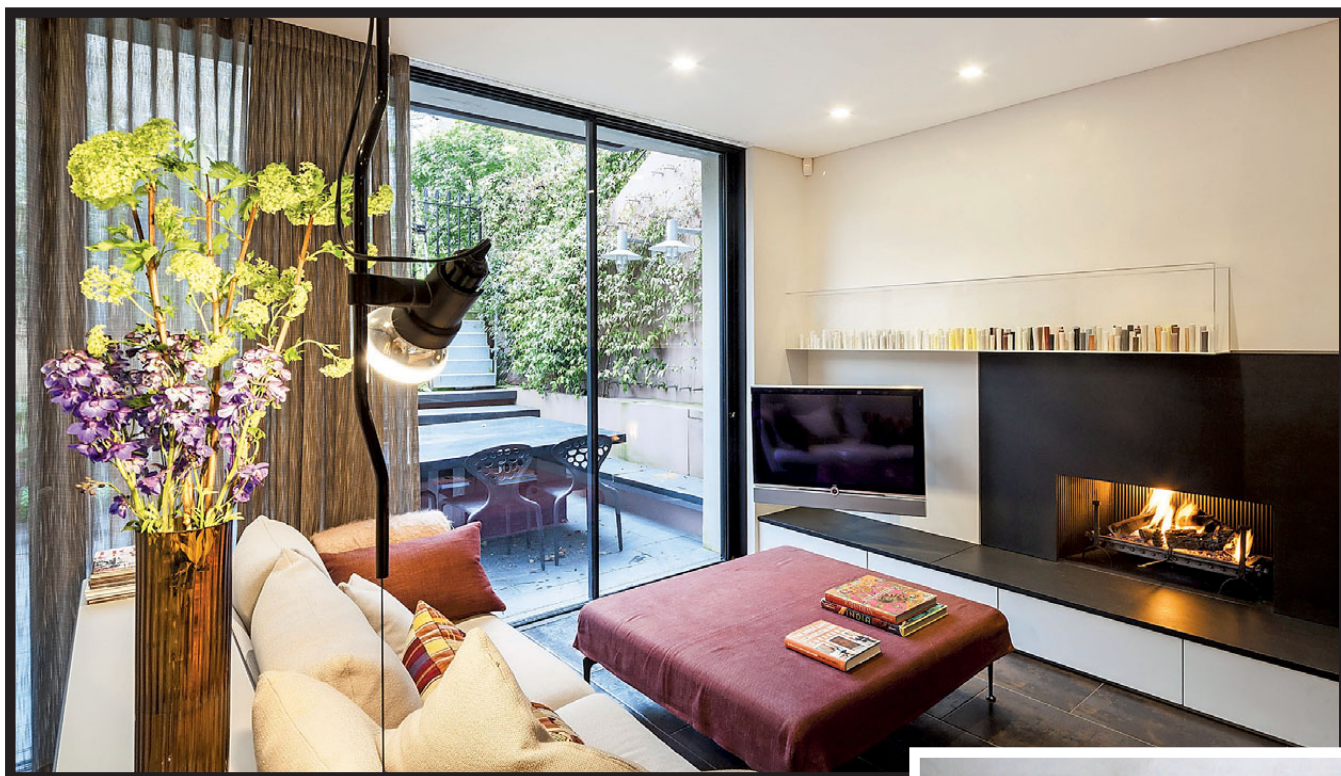
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# Home COMFORTS

The founders of Studio 29 Architects are passionate about reinventing homes, from the big picture to the smallest detail



Unlike most architectural practices in London, Studio 29 Architects believe that architecture and interior design are intrinsically linked. 'It doesn't make sense to re-design just the shell of the house and then walk away,' says Louise Glynn, one of the partners.

The team's background of studying in Italy and Barcelona, where design is seen as an integral part of life, brings a well-founded expertise. Studio 29 Architects' founders Margherita Thumiger and Louise Glynn have been working in this field for a combined 20 years, working on refurbishments of large apartments and town houses in London, Sussex and Europe. Their aim for any project is to inject life and vitality back into a building, while respecting and in many cases restoring its original character. The projects can be as varied as extending the space to suit a growing family or re-organising it for a couple whose children have flown the nest, to make full use of their space and suit their lifestyle.

*Collaboration is what brings clients' ideas to life*

Once the new layout of the house is agreed, Studio 29's attention is directed to the fit out, which includes bespoke joinery and loose furniture, lighting, window treatments and the design and landscaping of the exterior spaces.

A personalised service is key at Studio 29 Architects, listening and understanding the clients' initial ideas to distil a strong brief, taking clients to see finishes and materials or supplying samples and atmospheric mood-boards.

This collaboration is what brings the clients' ideas to life for houses that are truly

personal and elegant without losing their comfort and practicality. The duo develop a unique design for every house: there is no formula applied.

Studio 29 Architects work with a range of specialists to achieve a high-quality result: builders, engineers, curtain makers, gardeners, furniture makers and audio-video specialists all work together under their direction.

020 8968 4964; [studio29architects.co.uk](http://studio29architects.co.uk)






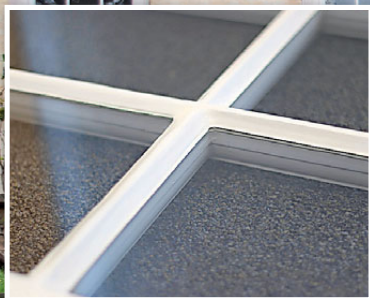
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# ROOM TO BREATHE

*Think you know how to breathe? Think again. Trish Lesslie finds a method that could boost your mind and body with just 10 minutes a day*

It's no secret that taking a few deep breaths can soothe fraught nerves, but devotees of a simple breathing technique believe the effects go much further than calming. As well as combating stress, proponents claim Transformational Breath (TB) can boost energy and immune response, improve respiratory problems and even help heal emotional trauma.

'It's like going for a talking therapy, but without the talking,' says Alan Dolan, who trained as a breath coach following a successful career in the aerospace industry. 'It's the ultimate self-development tool,' he says. 'It's with us always, free and easy to use and there are few limitations.'

So just what is it?

Developed by Dr Judith Kravitz in the 1970s, TB combines breathwork with body mapping. The theory is that it releases energy and 'emotional blockages' in the body. There's a spiritual aspect too, which involves setting an intention at the start of your session – rather as you might at the outset of a yoga class.

So far, so *Ab Fab*. But while it's easy to dismiss TB as little more than hot air, the sheer volume of people attending sessions at Marylebone's Indaba Yoga Studio ([indabayoga.com](http://indabayoga.com)) suggests there are plenty who feel they're reaping the benefits of this alternative therapy.

The technique involves lying on your back and breathing through your mouth. You take a long,

deep abdominal inhale and let out a short, gentle sigh of an exhale. You basically breathe like a baby – without a pause between the inhale and exhale – only you do it with your mouth open wide enough for you to be able to insert your index finger.

While this 'connective breath' is billed as a form of self-healing, the best way to master the technique is at an introductory workshop. They take place regularly across the UK, with trained 'facilitators' on hand to whisper affirmations in your ear and gently apply pressure to areas such as your

shoulders to help release what are termed as 'blockages'.

A one-to-one session with breath coaches can make for a more powerful practice, but to experience TB in true style, head to one of Dolan's retreats in Lanzarote (pictured). They take place in a stylish villa with views of the island's volcanic landscape. Guests

who have raved about their stay include Bond star Naomie Harris and England international rugby ace Paul Sampson, who credits TB with helping him combat exercise-induced asthma.

For optimum benefits, Dolan says 10-20 minutes a day of self-practice is key. 'It's like restoring your factory settings,' he says. And unlike most alternative therapies, it's free and can be done anytime, anywhere you can lie down in peace for a few minutes. Now there's a sigh of relief.

[transformationalbreath.co.uk](http://transformationalbreath.co.uk); [breathguru.com/retreats](http://breathguru.com/retreats)



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The new Nova Aesthetic Clinic brings a touch of Harley Street to Greenwich



**H**ave you heard about the new Nova Aesthetic Clinic in Greenwich yet? Just a stone's throw from Cutty Sark DLR station, it has a discreet little entrance so you can slip in and out undetected. The world doesn't need to know your beauty secrets, after all!

The clinic offers cutting-edge aesthetic treatments – from non-surgical face lifts to radio frequency body-sculpting – carried out by a team of doctors and cosmetic consultants who also practise on Harley Street. The very latest treatment on offer is NovaLift, a non-surgical face lift that uses targeted ultrasound to boost collagen production. The state-of-the-art technology tightens and tones skin around the brow, eyes, jawline and décolletage. You'll see an immediate improvement in your eyebrow area, but the best thing about this procedure is that the lifting effect continues for the next 90 days and can last for as long as six years. NovaLift was featured on Channel 4's *How Not To Get Old*, where presenter Anna Richardson voted it her favourite treatment. It's also one of Courtney Cox's favourites.

Then there's the NovaShape body sculpting treatment. Nova LipoFreeze uses scientifically

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The team at the clinic is highly professional and sought-after. Top European plastic and reconstructive surgeon, Professor Baruffaldi Preis, and leading gynaecologist and

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Nova's cosmetic practitioners each have more than 10 years' experience working with injectable fillers and botox. The clinic hosts experts in all aspects of non-invasive facial rejuvenation who discreetly help their A-list

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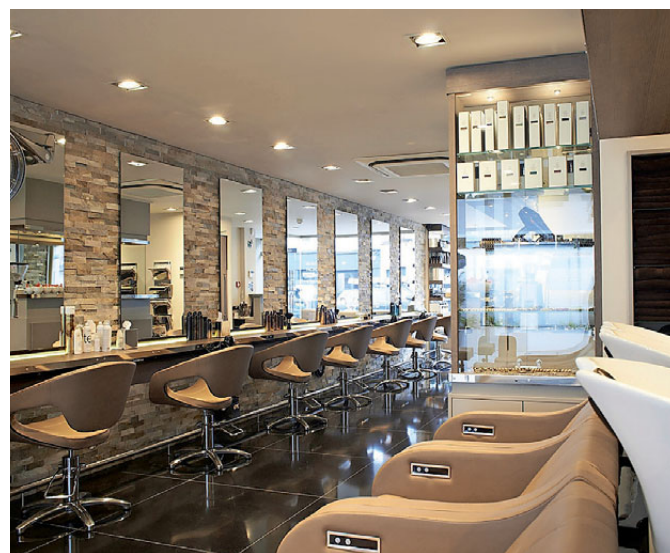
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Steve is skilled at creating a subtle, natural colour as well as edgier looks like ombre. Outside of his house calls, he also works by appointment at Rys salon (below)



# FLYING COLOURS

*Need your hair done in a hurry?  
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your own home with Steve Curran*

**W**hen you're having a really hectic week, the last thing you want is to spend two hours sitting in a hairdressers with foils layered around your head. And this close to Christmas, a salon bill can be as expensive as a designer coat. Thankfully Steve Curran, a top hair colourist who has tended the locks of Sienna Miller, Kate Moss, Jemima Khan and Jamie Oliver to name but a few, has made things just that bit easier with his bespoke hair-colour service. And better yet, it comes without the West End price tag.

Steve travels direct to clients' homes across London, where he arrives complete with his collection of quality colour creation products, from Wella to L'Oreal. A charismatic Irishman who is

passionate about hair, he can construct a style effortlessly, whether you're after a sleek natural look or a complete transformation.

Steve has more than 20 years of experience in his field; he previously worked at Nicky Clarke's famous Mayfair salon, where he was Head Colourist. He later moved to Neville in Chelsea before relocating to the luxury boutique Rys salon in Knightbridge, where he accommodates salon clients on Fridays and Saturdays by appointment only.

He tells me, 'My idea is that it's about high-end colour combined with convenience and savings without leaving your living room.' Steve mainly works in London, though on more than one occasion, he has been flown to various

cities by clients who refuse to have their hair coloured by anyone else.

As a self-proclaimed expert in the theory of colour, his speciality is finding the right tone to complement a person's eyes and skin tone. When we meet, Steve can't resist telling me I need my hair coloured 'with subtle, light caramel bits at the front,' to help warm up my complexion. Chic, natural looks are his forte but he embraces the more adventurous colour techniques too; he's mastered the 'ombré' [a hair colouring trend that blends a gradual fade from dark brown at the roots to lighter towards the hair tips] and 'balayage' [a smooth French colouring technique].

It's not often a treatment from a head colourist comes with a reduced price tag, and having one turn up right on your doorstep makes the saving all the sweeter.

**Steve Curran's prices start at £120, Tuesday to Saturday, 8am to 8pm, 07817 613 241; [toplondonhaircolour.com](http://toplondonhaircolour.com)**

*Steve has tended the  
locks of Sienna Miller,  
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# TOM PARKER BOWLES

*Skip London once in a while and gastronomic heaven awaits*

**N**ot everyone lives in London. And not all great restaurants dwell within the concrete curves of the M25. In fact, one of the most common complaints I receive as a national restaurant critic is that I'm too London-centric. That I give the rest of this sceptered isle short shrift and scant thought. A great friend, who's a far more exalted scribe than me, argues that London has more new openings than any other city, therefore most of his energies should be spent on the capital. I see his point, if I don't actually agree.

And each month, I try to cover at least two restaurants outside of London. In fact, I make it my mission. Successful restaurateurs and chefs have to work that much harder, especially deep in the countryside. There's no footfall to fill those slow Tuesday lunch tables, nor a public transport system to whip us from sitting room to sit down dinner.

The choice, though, is huge. Three of my favourite restaurants on earth are many miles from the Big Smoke. The Seahorse, deep in Devon, is simply sublime, taking the very freshest fish and doing very little to them. Then there's The Walnut Tree, near Abergavenny in Wales, where chef proprietor Shaun Hill shakes the pans in the most seductive of ways. And Stephen Harris' remarkable Sportsman at Seasalter. The big boys, too, never let one down. Heston at The Fat Duck (soon to re-open) and Alain Roux at the ever civilised, reassuringly old school Waterside Inn, are both in Bray. Not too far from The Hand and Flowers, Tom Kerridge's brilliant, two Michelin-starred gastropub.



For country food at its best, you'd be hard pushed to beat The Hand and Flowers

For more high end delights, don't miss the exceptional Sat Bains at Restaurant Sat Bains in Nottingham, Raymond Blanc and Gary Jones at Le Manoir, Tom Kitchin at The Kitchin in Leith, Michael Caines at Gidleigh Park in Devon, Simon Rogan at L'Enclume in Cumbria, Nathan Outlaw at his eponymous place in Cornwall, Stephen Toman at Ox in Belfast, Nigel Haworth and Lisa Allen at Northcote Manor, Anton Piotrowski at The Treby Arms in Devon, Glynn Purnell at Purnells in Birmingham, and Hywel Jones at Lucknam Park in Wiltshire.

But what about those joints with little interest in the Michelin firmament? Hix Oyster and Fish House in Dorset, and The Pig on The Beach a few miles away. Red N Hot in Manchester for proper Sichuan, Birmingham's finest Balti at Al Frash, Ebi Sushi in Derby, La Lanterna in Scarborough, 64 Degrees in Brighton, The Pointer at Brill, Bell's Diner in Bristol, and fish and chips from Henley's of Wivenhoe and Seniors in Blackpool. I could fill pages with plenty more. But enough. Point proved. Of course you can eat well outside of London. So, sometimes, do escape the city. Because gastronomic glory awaits.

## EDITOR'S CHOICE – TASTE OF THE COUNTRY

### The Ivy Chelsea Garden

The clue is in the name here. With its lush foliage surrounding the outdoor dining area, this is arguably one of the most beautiful restaurants in London; a match for the most stunning of country gardens.

197 King's Road SW3 5EQ, 020 3301 0300;  
theivychelseagarden.com

### Clarke's

Few chefs are as passionate and picky about the source of their ingredients than Sally Clarke. Her small W8 restaurant and shop transports its herbs and vegetables from organic suppliers in South East England.

124 Kensington Church Street W8 4BH,  
020 7221 9225; sallyclarke.com

### Bumpkin

Always a reliable spot for lunch, Bumpkin's Chelsea outpost plates up hearty and upmarket British country meals that change with the seasons. Try the Dingley Dell pork belly slow roasted with Royal Gala apple.

119 Sydney Street SW3 6NR,  
020 3730 9344; bumpkinuk.com



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# WRIGHT BROTHERS

Words ALEXANDER LARMAN

**Y**ou might not have heard of Ben Wright and Robin Hancock, but chances are, if you eat oysters, you've probably had at least one sourced from their Cornish farms. They've combined being both producers and restaurateurs and now, they've finally come to Kensington to open their fourth London restaurant. It's conceived on an ambitious scale, replacing the age-old La Bouchée. Not only does it have a seafood restaurant, but a stand-alone bar, The Mermaid, lurking in the basement. So is it any good?

First impressions are excellent. The ground floor restaurant is stylish and not a million miles away from its predecessor, offering a lingering suggestion of Gallic flair. The Mermaid, meanwhile, is even better, offering comfortable booths and snug bar-side seating where you can order a cocktail and a half-dozen oysters before dinner. These – whether naked or dressed – are some of the best in London; a particular highlight are the Kilpatrick and Spanish varieties, featuring pancetta and chorizo respectively. Washed down with a clever spin on a Martini – a 'Martinez' – this more than justifies the new restaurant.

As for dinner itself, it's certainly in 'very



Fruits de mer at Wright Brothers

good' territory but perhaps needs a few more weeks before it can truly be called unmissable. Starters of smoked salmon and moules marinière taste delicious and are undoubtedly as fresh as they get, but at £13.50 and £9.75

each, they ought to be. A special of cod was near-perfect, as was a half lobster, and a side of chips with flawless béarnaise was a cheekily seductive addition. The choice of desserts, though, was shruggingly perfunctory, with crème brulée and chocolate mousse, a couple of the old warhorses featured.

No complaints however about the wine list, which is comprehensive at all price levels and offers a good number of the cheaper bottles as 500ml carafes. For a seafood restaurant, it's pretty good on reds, not least an excellent New Zealand Pinot Noir from the Johnson Estate. Overall, then, this is a more than worthy addition to the Wrights' stable – and it has the potential to be even better in time.

## COST

Dinner for two around £100

## GOOD FOR...

Excellent seafood in a stylish Kensington setting

## WHAT TO EAT...

If you come here and don't have at least a few oysters, you're entirely missing the point

## WHAT TO KNOW...

There's a wallet-friendly happy hour in the bar from 5pm to 6pm and 10pm to 11pm with oysters a mere £1 each

## RESIDENT RATING

★★★★★

56 Old Brompton Road, SW7 3DY, 020 7581 0131;  
therightbrothers.co.uk





# FOLLY TO BE WISE

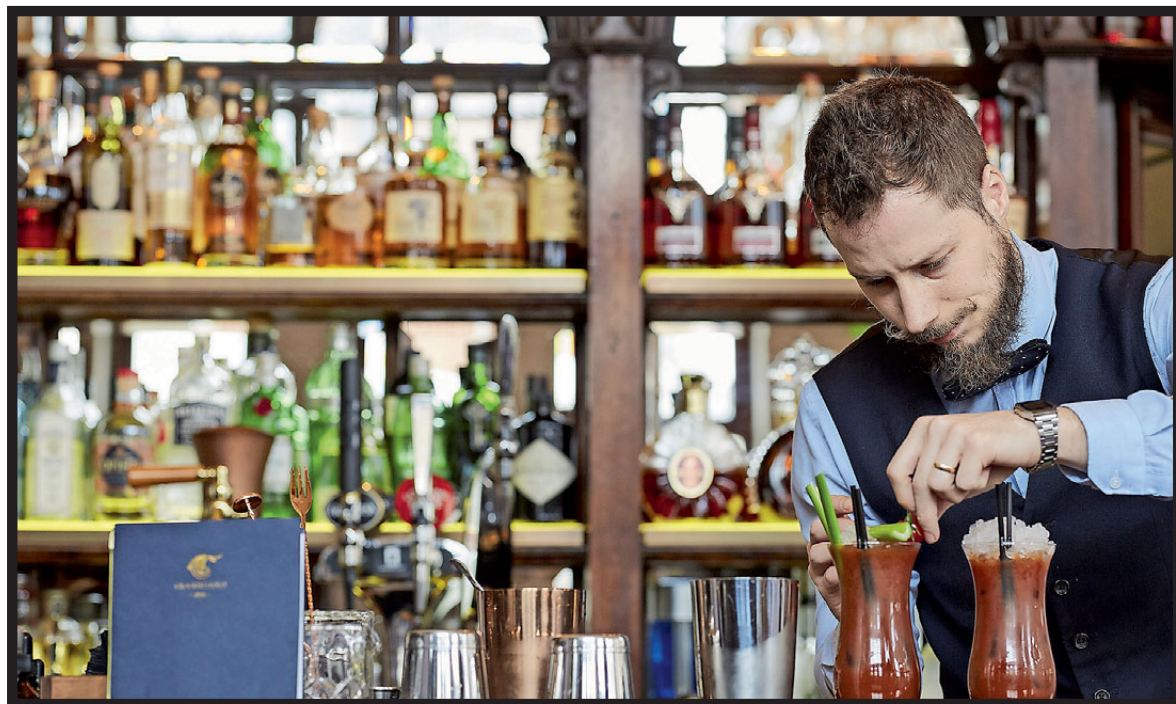
*Maroush Group breathes new life into one of London's most impressive architectural gems with Crocker's Folly*



**E**picurean cuisine meets old-world elegance as London's Crocker's Folly gets ready to welcome the winter social season. Located in a Grade II\* listed former gin palace, the restaurant offers diners a taste of modern European food complemented by craft cocktails, fine wine and an utterly theatrical atmosphere. While downstairs, guests are treated to a five-star dining experience, upstairs has been converted into luxury apartments that are now considered some of the most sought after real estate in St John's Wood.

With origins dating back to 1890, the Crocker's Folly building is one of the capital's finest examples of Victorian architecture. It's an imposing presence in the borough, however the edifice is ultimately a testament to one man's optimism. Upon hearing the news that the new Great Central Railway would be situated in St John's Wood, local entrepreneur Frank Crocker decided to construct a luxury hotel in a bid to capitalise on the new traffic. Charles Worley was hired as project architect, sparing no expense on bringing Crocker's 'Crown Hotel' vision to life. However local residents opposed the terminus construction and eventually succeeded in changing the final destination to be one mile south east. Yet despite its reputation as one of London's





Crocker's Folly is housed inside a beautiful Grade II\* listed former Victorian gin palace with Romanesque columns and cut-glass chandeliers



grandest follies, the soaring pillars, rich wood panelling, elaborate stucco and magnificent spaces all endure.

Up until 2004, the venue operated as the Crocker's Folly pub, drawing in crowds from the nearby Lord's Cricket Ground. During this time the grandeur attracted not only punters but also Hollywood film scouts, with productions such as *Georgy Girl*, *Reds*, *An Education* and *Captain America: The First Avenger* all filming scenes on site.

In 2004 the pub shut up shop and the building was placed on the English Heritage Buildings at Risk Register. Its outlook seemed bleak until it was purchased by The Maroush Group with a vision of reimagining the venue as a high-end restaurant that gives both locals

and visitors the chance to enjoy the renaissance of the Victorian belle.

Inside, guests are treated to a trio of magnificent rooms, each with its own unique features. There are more than 50 types of marble, a grand open fireplace, beautifully decorated ceiling, stunning glasswork and Italian furnishings. The building's legendary saloon bar has been transformed into a spectacular dining room. For a more intimate experience, the Lord's dining room boasts a dazzling Baccarat crystal chandelier and original Victorian bay windows. The space is ideal for private and corporate events. When the sun is shining the outdoor terrace is a wonderful place to sample the expertly selected cigar, brandy and whisky-pairing menu.

While the new-look Crocker's Folly menu may have an inherent epicurean edge, it hasn't abandoned its pub fare roots. In a subtle

nod to its past, the venue plates a premium range of house-aged meats that reimagine hearty tavern meals as a five-star dining experience. The selection includes beef tenderloin, chateaubriand, aged sirloin, rib eye and rack of lamb, all matured in the purpose-built ageing unit under a specially-designed

chamber featuring controlled humidity and temperature.

As well as treating guests to world-class food in a regal setting, the Crocker's Folly building also hosts a quintet of luxury apartments. The new owners worked

closely with Iceni, Westminster City Council and English Heritage to meticulously convert the upper levels into highly-sought after residential flats. It would be sheer folly to miss it.

*Film productions such as An Education and Reds filmed scenes at Crocker's Folly*

**Crocker's Folly is located at 23-24 Aberdeen Place, St John's Wood NW8 8JR. To find out more visit the website at [crockersfolly.com](http://crockersfolly.com)**





# BRIGHT LIGHTS, BIG CITY

*Chef Tom Kerridge takes a break from the Marlow countryside to join Harrods as their Chef of the Season*

Words SUDI PIGOTT

**F**lavour champion and country boy with a now instantly recognisable West Country accent, Tom Kerridge seems pleased as punch to be cooking at Harrods as their latest 'Chef of the Season'. 'When I was a child, I walked around the food hall at Harrods in amazement with my jaw open thinking it was the greatest place on earth! For me, it is so exciting to be cooking at such an iconic place, unbelievable,' he says.

The chef is becoming used to life turning out well and relishes being a glass half full kind of person, always cheerful and optimistic. His gourmet pub The Hand and Flowers in Marlow, now nearly 11 years old, initially opened to make enough money so that his wife,

Beth, could become a full-time sculptor. Today, it holds two Michelin stars, the first pub ever to reach such an achievement, and is a huge success. So much so that he has recently opened The Coach close-by too.

Beth, who went to The Royal College of Art and apprenticed with Anthony Caro, is now widely recognised in the artworld for her sculpture. Kerridge was surprised to find that his pubs attracted such attention, yet modestly claims, 'I don't think it is just our pub, it's a reflection on the British food scene and the huge interest in producers now.' He has long been an advocate for the British pub, as expressed in an interview earlier this year, 'I find pubs very personal and homely. No matter what time of year it

is, what day of the week, you just feel comfortable. Pubs are close to my heart, they are very British and something we should be proud of.'

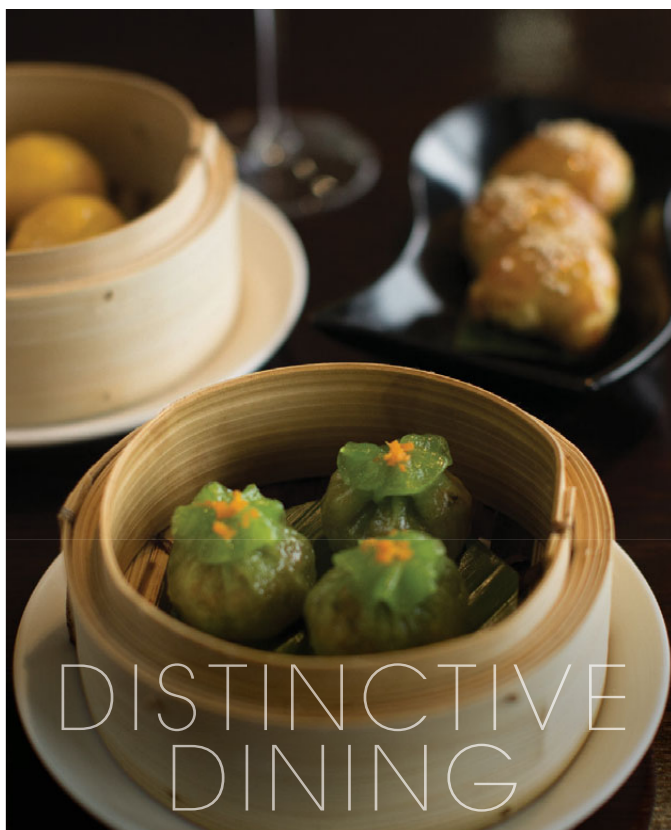
It's this relatable 'everyman' attitude that helped Kerridge become a considerable TV personality, fronting BBC2's iconic *Food & Drink* programme, which involves challenging the likes of The Hairy Bikers and Raymond Blanc. It all started modestly enough with his appearance on *The Great British Menu* in 2010 and then he went on to secure his own TV show *Tom Kerridge's Proper Pub Food*, 'that was a huge turning point for me,' he recalls. Though as a teenager, he had been interested in a career in acting, and even had a small role in *Miss Marple*. He is





Honey roast ham,  
goose pie and  
traditional turkey: just a  
few of Tom Kerridge's  
Christmas dishes





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adamant that adjusting to fame has not changed him a bit, though is quite aware that he needs to give 100 per cent when he knows people have come to see him. 'My wife and mates would pull me up if I got carried away at all; I am just comfortable in my own skin. I pay little attention to people knowing who I am. Though, sometimes I do get reminded that I have a voice that people listen to, and that does scare me a bit,' he explains.

Originally from the West Country, Kerridge first got interested in cooking when he needed to prepare meals after school for himself and his brother – his mum was busy holding down multiple jobs to support the family single-handedly. It was when he took his first job as a kitchen porter, aged 18, that he realised he was made for a chef's life. 'The idea and feeling of being in a kitchen was fantastic.' Twenty-five years on, it's obvious he still feels the same.

Kerridge says his cooking is 'all about flavour combinations. Flavour profile is the most important and getting the most out of even simple things, plus understanding British produce and

**Potted crab:** Chef Kerridge's take on a festive starter

treating it robustly and with love and respect.' His recipes are always strong and bold, sophisticated yet familiar. He's been impressed by the in-house chefs at Harrods and has thrived on working closely with them in his pubs so that the customer still gets the same experience, whether dining in his West Country restaurant, The Tom's Table pop-up or taking away more informal dishes.

His traiteur menu at Harrods from

November right up until Christmas will include curried parsnip soup with honey oil, game terrine with cranberry relish, honey roast ham with salt baked

pineapple, stuffed turkey with brown sauce and crumble topping, goose and ale pie and spiced plum cake with plum and cinnamon sauce.

Tom's new book, simply titled *Tom's Table* is a reflection of how he likes to cook at home, which is also the starting point for the dishes at The Hand and

*Sometimes I'm reminded I have a voice people listen to, that does scare me a bit*

Flowers. 'The recipes are all very personal, honest and delicious, from my heart and soul. I especially like cooking at this time of year as I love root vegetables and meats that need slow-cooking,' he says.

Despite his name being synonymous with pubs, Kerridge is now teetotal. That and a daily swimming regime helped him transform his health over the last couple of years and gave him greater focus. He tells me, 'I don't really do things small. I like taking on challenges. If I have the mindset to do it, I'll do it and do it properly. It's like being a chef. You need determination and grit to survive. If you have that crack-on spirit, you'll thrive.'

Surprisingly, Kerridge reveals that his favourite food at the end of a long day requires no cooking, 'I adore cheese!' When he is not in the kitchen, he fills his time watching Marlow FC play football and walking his dogs with Beth.

He's looking forward to the challenge of The Tom's Table pop-up at Harrods in The Food Hall and talks with warm, big-hearted passion about dishes he is looking forward to serving. Among these are the crisp pig's head with sweet date sauce, pancetta and chickweed, plus venison with chilli puffed rice, 100 per cent chocolate and triple cooked chips. 'The flavour-master' will be fronting the open grill himself and the tickets will no doubt sell like proverbial, albeit Kerridge-styled, hotcakes.

**The Tom's Table pop-up at Harrods in The Food Hall takes place 2nd-8th November. Seats are ticketed, £59 and £89 with matching wines; contact: [TomsTable@Harrods.com](mailto:TomsTable@Harrods.com); [harrods.com](http://harrods.com)**







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The buzzy restaurant boasts a contemporary British menu with exciting, seasonal dishes such as spiced cauliflower soup and confit Lancashire duck, and the bar is a destination in itself, with an impressive and ever-evolving cocktail list. Our favourites at the bar include Bluebird Passion and the refreshing Flirtini.

Downstairs, the Bluebird Café offers a sanctuary from the bustle of the King's Road and, weather permitting, guests can enjoy dining al fresco in the courtyard. This is one of our favourite places to meet friends for a long, leisurely Sunday brunch where the food and service is excellent.

350 King's Road SW3 5UU, 020 7559 1000, [enquiries@bluebird-restaurant.com](mailto:enquiries@bluebird-restaurant.com); [bluebird-restaurant.co.uk](http://bluebird-restaurant.co.uk)





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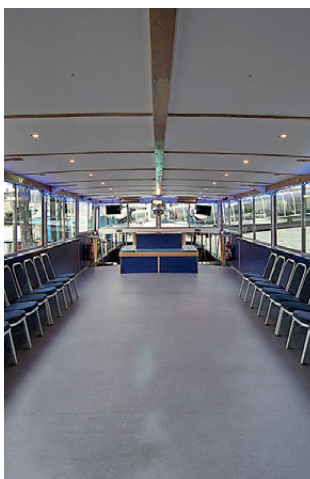
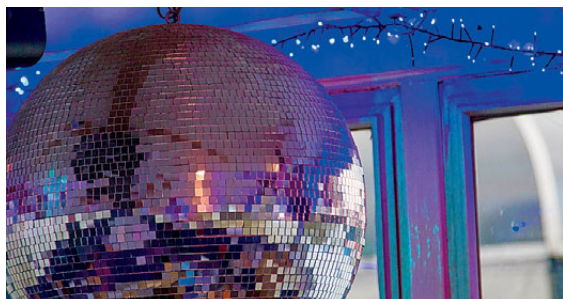


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upper dancing deck and two outside decks, there's plenty of room to meet and mingle. The boat is not just for big parties either. Each week guests can get onboard for a disco cruise. The £30 ticket (p/p) includes a four hour cruise from a Central London pier, together with a DJ and hot buffet.

Look out too for their Christmas Disco Cruise, the perfect way to have a

festive knees-up with other small businesses! Tickets are priced at £31 per person and include a four hour cruise from a Central London pier, hot buffet and free entry to Opal Nightclub at Charing Cross.

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## TRAVEL NOTES

Lucknam Park, a member of Pride of Britain Hotels, is a consortium of privately-owned independent British hotels. The beautiful Palladian mansion dates back to 1720 and is just six miles from Bath. A one-night stay in classic room costs from £275 per night (two sharing) including use of the spa/wellbeing centre. See more about Pride of Britain Hotels at [prideofbritainhotels.com](http://prideofbritainhotels.com) or call 0800 089 3929

# LUCKY STRIKE

*Although typically British interventions threatened the Bank Holiday weekend, Lucknam Park still showcased the countryside at its best*

Words MARK KEBBLE

**L**ucknam Park, located close to Bath, is a member of the Pride of Britain Hotels group – but as our journey west began we were encountering a typically British experience. It was a Bank Holiday weekend, so of course it was pouring with rain, and our plans for a nice relaxing train journey to avoid motorway traffic were crushed by a train strike for the whole weekend.

As luck – no pun intended – would have it, these series of events combined to give my wife Karen and I quite an eye-opening welcome to the five-star luxury hotel. The rain had just relented when we turned onto the mile-long drive entranceway to Lucknam Park, an ideal opportunity to take in the magnificent surroundings. The bad weather, too, meant the fire was burning in the drawing room as a couple of families took afternoon tea. It was the perfect way to banish everything going on outside in the real world.



The Park's Michelin-starred food offering is overseen by Hywel Jones

*Lucknam Park is a country house at its best, effortlessly elegant and historic*

Lucknam Park is a country house at its best, effortlessly elegant and full of history. I loved the sound of a floorboard squeak here and there as we were led to the Juliet Suite. One of the hotel's 42

individually styled rooms and suites, it's deceptively large as we enter the sitting room, before winding round to the larger bedroom with even larger four-poster bed (there's a stool to help you clamber up). The view of the grounds from the sitting room was breathtaking.

Despite the rain, Karen was keen to try out the swimming pool (although only braved the 20m indoor pool, rather than the outdoor hydrotherapy pool) as I nosed around the hotel, meaning we were soon both eager for dinner at the Michelin-starred Park restaurant. Before coming here, our food columnist Tom Parker Bowles waxed lyrical about Executive Chef, Hywel Jones, and it was easy to see why. Karen's haddock to start and turbot to follow were both fantastically cooked, whereas my cut of venison was a tender delight,



# COUNTRY CHIC

*Head to the Cotswolds where a visit to Dormy House will leave you feeling relaxed, recharged and wishing you could move there*



accompanied by chocolate jelly, which delighted me far too much. It clearly got to Karen as she determinedly ordered 'Caraibe' chocolate bar with salted ice-cream to finish, despite claiming to be full. No wonder we needed a good hour of digestion by the fire in the library.

The rain continued the next morning, but we didn't care one iota as we headed off to The Spa. Both opting for massages, we were taken to separate therapy rooms and my treatment was undoubtedly one of the best I have experienced. Being sporty, I often have niggles, but my masseuse could detect problem areas without me telling her – and even had some words of advice about how I could treat myself. Above and beyond service. The elements may have been conspiring against us, but if this is what country living in the UK is all about, we are proud to be a part of it.



Living in London I am well versed in the town versus country debate and have always sworn my allegiance to pavements, art house cinemas and properly made flat whites. But a visit to Dormy House in the Cotswolds has got me thinking.

This you see is no ordinary country house. It's the country house of your dreams, complete with wood-panelled rooms, roaring fires, cosy bedrooms and endless nooks and crannies where you can snuggle down with the Sunday papers, a pot of tea and simply relax.

Add to that bedrooms as big as the average studio flat in London, a buzzy bar and perfect country fare at the Garden Room Restaurant and you can soon see why Dormy House has become such a firm favourite with us stressed out city types. To make the most of our trip we divided our 48 hour stay with a day of blissed out rest followed by a day of sightseeing in this beautiful part of England.

Our home for the weekend, the Attic Suite, was perfect. Decorated in modern country style (think funky heirloom furniture and Farrow and Ball colours), it manages to be contemporary but comfortable at the same time with a double his and hers power shower and underfloor heating throughout. Sheer bliss.

An afternoon of swimming in the large infinity pool, being pampered in the spa (I can thoroughly recommend

the nourishing Mediterranean Marinade facial) and tea on tap as we waded through the broadsheets was topped off with a delightful meal overlooking the manicured lawns of the Garden Room restaurant.

From the moment we'd arrived till the time we went to bed we hadn't left the hotel and in that short 12 hours I'd managed to relax completely, such is the power of this magical hotel.

Day two was spent exploring the delights of the nearby Cotswolds towns including famous Broadway with its gothic folly, Broadway Tower, and the splendid high street of Burford where you can buy its namesake eggs and get kitted out in the latest country gear to fit in with the locals.

Yes, you can get a fantastic house in the Cotswolds for £500,000 and yes, I was tempted to sell up in London and move to the sticks. If Dormy House is anything to go by, the Cotswolds residents know they're on to a good thing. No wonder they look in amusement at us Londoners and our tales of 'gritty realism'. Hate to say it, but the coffee here is good too.

## Trip Notes

Rates at Dormy House start from £240 per room per night based on two sharing including breakfast. For further information or to book visit [dormyhouse.co.uk](http://dormyhouse.co.uk) or call 01386 852711





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# LIFE'S A BEACH

*At Chia Laguna Resort, Sardinia, Catherine McCabe discovers the finer side of the sun lounge holiday*



There are dozens of Mediterranean islands you could choose for a holiday, but only one so moved D.H. Lawrence that he felt compelled to write an entire travel book about it – Sardinia, a place he claimed ‘lies outside the circuit of civilisation’.

Along its 1,849km coastline, Sardinia possesses some of the most breathtaking beaches in the world. The southwestern region of Chia in particular brings every clichéd holiday brochure description to life. The Chia Laguna Resort is the largest in the area, containing four hotels, including the only five star, Hotel Laguna, which gives its guests free run of the Dune di Campana beach. At di Campana, yes, the sands really are white and the sea azure blue – clear enough that you can see translucent jellyfish swimming though the water adagio on a windy day. Loungers fill the beachfront row on row, but surrounding protected dunes cast out any nearby buildings, letting the scenery breathe. As a palid-skinned Irish woman who applies factor 50 the second the clouds retreat, I’ve never been interested in greasing up and sunning – but the sands here were too persuasive.

To experience the more rugged Sardinian landscape at its best, hire a boat, and see the islets and caves up close. The best swimming is found boatside, at a distance from the busy shore. On the 16 minute stroll from Hotel Laguna to the next – equally gorgeous – beach ‘spiaggia’ di Monte Cogoni, you’ll find a lagoon with flamingos dotted on the water like mini pink marshmallows.

*To experience the more rugged Sardinian landscape at its best, hire a boat*



A view from Dune di Campana beach

For those travelling with families but in need of a personal break too, head to the new Chia Laguna Natural Spa. One of the highlights of the resort, it has just been completed and features peaceful outdoor hydro-massage pools, a turkish bath and a room dedicated to a body mud treatment. For dinner, there are nine restaurants to try, depending on your mood, but the trattoria-style La Luna stands out with its steaming bowls of mussels, fresh squid and fine wine list.

On a Sardinian beach, I discovered the importance of being idle. Chia Laguna might never have sated the wanderlust of

D.H., but for a family after a relaxing all-in break that prioritises beauty over foam parties, this could be the place.



La Luna restaurant, Chia Laguna Resort

## TRIP NOTES

Sardatur holidays offers trips to Chia Laguna (020 8973 2296; sardatur-holidays.co.uk) and has prices from £3,339 per family based on 2 adults and 1 child sharing IHC's Chia Laguna's Hotel Laguna 5\* in a Deluxe Room on a half board basis, including shared transfers and return economy British Airways flights from Heathrow. Rates also include wi-fi and beach service; en.chialagunaresort.com





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Children love digging and growing things, a perfect way to introduce them to the delights of the countryside

# SEEDS OF DOUBT

*What's better for your child: a country or a city upbringing? Stop choosing, says one education expert, and make the most of both*

Words SUE LAIDLAW

**A**s a child, I was always fascinated by the tale of the *Town Mouse and the Country Mouse*. It wasn't the story itself that interested me, but the differences in their lives and their environments. Prior to having children – and as young parents – like many, we thought a great deal about the best place in which to raise our family.

In reality, most parents do not necessarily have much choice in where to bring up their children. Practical factors such as work commutes and potential school places, together with how life evolves, are usually determining factors in where we take root. Debate will always continue over the pros and cons of a country upbringing versus a town or city upbringing – the reality is that there are advantages in both. Our London offspring seem comfortable and happy hopping on a train or tube, and can often navigate their way around confidently and knowledgeably at a relatively young age, whilst their country-based cousins are more confident in different situations.

So how can we balance the delights of an urban upbringing with the advantages of a more rural upbringing? You can start in your own back garden – get them

involved with planting, digging, hunting out snails. Children love growing things, so their own garden patch can bring a tiny piece of rural life to a small child.

London children live with many urban risks, but are perhaps not so often exposed to the measured risks that are more readily abundant in the countryside. From an early age, give them opportunities to mess around in streams, climb trees and generally get dirty. If you are able to fill their lives with animals, whether that be playing with insects in the garden, cleaning out their pets, mucking out horses or visiting farms, let them do it.

One father, who made a recent decision to relocate to the country, looked back on how the London lives of his family necessitated driving to Richmond Park each weekend for a real sense of the outdoors – he delighted in how their lives had changed with no such need to do this anymore. It may seem second-best, but there is much to be said for this or for weekends of wild camping (with no social media or technology in sight). Make the most of opportunities to visit friends and family who live in more rural locations whenever possible as this can also open up opportunities for country

weekends. As they get older, encourage youth hosting with friends and Duke of Edinburgh Award activities.

Stereotyping London life versus rural life is probably somewhat clichéd. However, there is no doubt that children (and adults) of all ages benefit from the contrasts and opportunities that are available from different landscapes.

Contact Sue Laidlaw by calling 020 8487 9517 or emailing [support@laidlaweducation.co.uk](mailto:support@laidlaweducation.co.uk)



## King's College School correction

In last issue's feature on league tables, where we highlighted the success that King's College School, Wimbledon, has had, we captioned up the accompanying image (above) incorrectly, attributing it to Wimbledon High School. Apologies to both schools and we are happy to clear up any confusion.



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The opening of Wetherby Senior School is a major development for the Alpha Plus Group

# SETTING THE STANDARD

*The Alpha Plus Group has added to its illustrious roster with the opening of Wetherby Senior School, which has quite a tough act to follow*

Words MARK KEBBLE

**T**here's an exciting buzz around the head offices of Alpha Plus Group and it's little wonder why. Over the past week before my visit, they have unveiled the new state-of-the-art DLD College London, which sits in the heart of London overlooking Westminster and the River Thames, and opened the doors to Wetherby Senior School in Marylebone. 'It's history in the making,' says the Group's Director of Schools & Colleges, Jenny Aviss.

My interviewee is well placed to offer such a superlative. Jenny started working with the Group in 1998, at a time when it was owned by Davies, Laing and Dick College and she was still Head of Wetherby Pre-Prep. She has seen the Group evolve in the 17 years since to now own and operate 18 top independent schools, nurseries and sixth form colleges throughout the UK. 'It has always been an ambitious Group,' she says on that evolution. 'We are presented with a lot of opportunities and it's been a case of deciding if those presented will fit with the ethos. We have developed quite slowly – if

you look at the history it's not something that has snowballed overnight.'

Although I haven't visited every single Alpha Plus Group school, the ones I have had the pleasure of taking a peek around have left me hugely impressed. They all have their own individual touches, but as Jenny points out, there is a common strand throughout. 'That's the Gold Standard,' she smiles proudly, 'and that's what we are recognised for. That will pervade every area of school life. The children will experience high quality teaching and learning, we will employ the best staff, and the learning environments will reflect the Gold Standard and ensure the children can benefit in the way they should and deserve to.'

We talk at length about the involvement of parents, which is crucial to the way the Alpha Plus Group works, and also a sense of the children being proud to be a part of

their schools. 'If you were to enter any class you will find very happy children,' Jenny says, 'engaged and stimulated, with very enthused teachers going the extra mile for them. You would find passion and commitment, and amongst the children you would see a real belief, identity and pride in belonging to their school and to wear their uniform. You don't just instil that by simply putting 15 children into a classroom.'

Class size is another important factor of the Alpha Plus Group, and Wetherby Senior will follow the trend. 'It's history in the making for Wetherby,' Jenny repeats where we started, 'we now offer education from two and a half years up to 18. I don't know who was more excited when it opened last week, Nick Baker [the Head], the children or me!' Ambition is again high for the school, with the aim that all boys will apply and transfer to Russell Group

universities in the UK, as well as the Ivy League in the US and notable universities across the globe.

DLD College London is already known for its top results – it achieved

98% A level pass rate in 2015 – and the new 15 floor boarding house is sure to push that even higher. It's a stunning building and a real vindication of the beliefs that run deep at the Alpha Plus Group. 'There's a word I didn't let teachers use when I was Head at Wetherby,' Jenny decides on ending with one more superlative, 'and that's awesome – that sums up DLD!'

Find out more about all of the Alpha Plus Group schools and colleges at [alphaplusgroup.co.uk](http://alphaplusgroup.co.uk)

*The Gold Standard is what we are recognised for. That pervades every area of school life*





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Jane, Holland Park



# PROPERTY

{WEST LONDON'S MOST DESIRABLE HOMES}



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*A Grade II listed property located in a sought-after garden square*

This superb high-ceilinged, raised ground-floor apartment is laterally arranged across two grand buildings and benefits from views over the communal square gardens to the front as well as to private gardens at the rear. Based in Eaton Square, Belgravia, the property has three bedrooms, two bathrooms and a kitchen/breakfast room.

Guide price £1,800,000 leasehold. John D Wood & Co., 020 7824 7900; JSA Knight Frank 020 7881 7722





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**W**hat do you do when you long for a country pad, and yet your life and work is in the capital and you can't face a long commute? Fret not, you can have a pastoral property in the heart of the city, as we discover when we go on the hunt for country chic homes and locations in this month's Insight feature and we pick out '5 of the best' on page 86.

*Karen*

Karen Tait, Property Editor

Editor's pick: On Cheyne Place, SW3, this magnificent seven-bedroom, five-bathroom family home offers stunning views over the Physic Garden as well as south-facing river views: £16,000,000 (Chestertons, 020 7594 4740)







# NEW



## PROPERTY NEWS

*Your update on London's homes & interiors*

### Bohemian rhapsody

**N**amed in the 1930s by a group of Bohemian writers who met at the Fitzroy Tavern, Fitzrovia was home to names such as Virginia Woolf, George Bernard Shaw and Arthur Rimbaud throughout the 20th century. The area still enjoys a reputation as an artsy, laidback and stylish London quarter, and the latest development to launch onto the market, The Fitzbourne, reflects this panache.

Set on a double corner plot, the six luxurious apartments and two triplex penthouses feature charming corner-bay windows overlooking New Cavendish St and Great Portland St. The Grade II listed building has been sympathetically refurbished by Oakmayne Bespoke, boasting triple-aspect views and the latest in automated home technology, while innovative sliding walls maximise space. Prices from £2,995,000 ([the.fitzbourne.com](http://the.fitzbourne.com)).



The stylish Fitzbourne apartments are situated in a listed Victorian building



The completely refurbished Belgravia townhouse will certainly impress guests



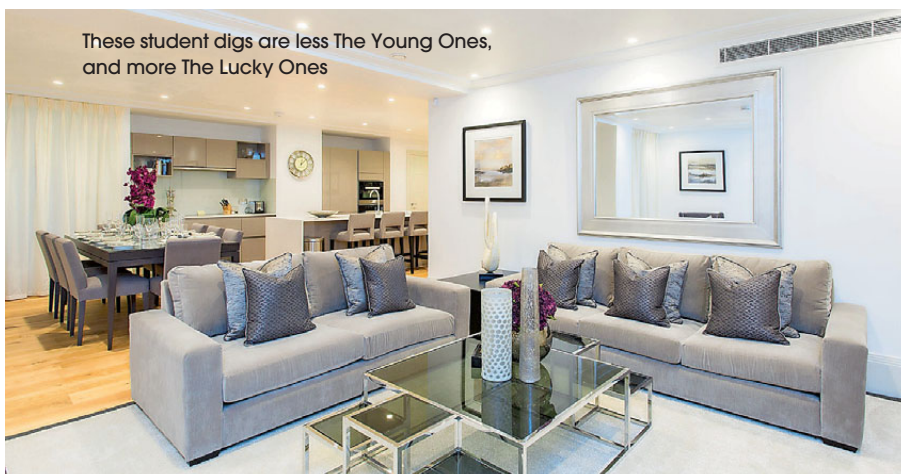
## LET ME ENTERTAIN YOU

The latest project from design duo William and Benjamin Samuels is a glamorous seven-storey, seven-bedroom townhouse in Belgravia. The rare-to-market £35m property on Chester Street will feature a home cinema, spa, staff quarters, double garage and private access.

At over 7,100 sq ft, the residence is one of the most prestigious and extravagant in the area, offering generous entertaining areas including a first-floor drawing room with adjacent roof terrace.

The twin brothers started their property development company Wilben (wilben.com), which operates at the top end of prime central London property market, in 2009 at just 22 years old. Now 27 they have exchanged property sales for investors totalling over £50m.

These student digs are less The Young Ones, and more The Lucky Ones



## The most expensive student digs ever

Described as 'the most expensive and luxurious student digs ever unveiled in London and marketed to overseas students', Fountain House on Mayfair's Park Lane consists of six luxury apartments, five with two bedrooms and a single three-bedroom triplex. Overlooking Hyde Park, the 'student digs' are being marketed by Mayfair agent Wetherell (Wetherell.co.uk) to wealthy overseas students, and are available from £2,250 to £5,250pw (£21,000pm, £252,000pa).

Meanwhile, a report from lettings specialist EJ Harris (ejharris.co.uk) reveals that there are over 107,000 international students studying in London, contributing £600m in rental income to the capital.

Overseas students typically pay \$500- £600pw for a two-bedroom apartment in Notting Hill, South Kensington, Shepherd's Bush or Bayswater. However, the wealthiest seek out top addresses in Mayfair, Knightsbridge and South Kensington, spending up to £1,500pw (£6,000pm, £72,000pa) – some three times the average UK wage of £26,500pa.



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# LONDON POSTCODE, *country style*

*Is it possible to have the best of both worlds  
– a taste of the country in the city?*

Words KAREN TAIT

**T**he grass is always greener on the other side. It's easy to long for a city buzz if you're stuck in the depths of the countryside, or for pastoral peace when rushing around London, late for your next appointment.

Despite the sometimes negative image of the city – a dirty, noisy, hectic place – there are pockets of London that feel more like a village than a concrete jungle. With the upsurge in popularity of farmer's markets and artisan shops, there are more opportunities to lead a country-style life in the city than ever before.

## London villages

London has always been a city made up of many villages, but especially so now when it seems like almost every week a new 'village' pops up. Cynics might say that just by adding the word 'village' to a London location, house prices go up, but there's more to it than that. It's the sense of community that makes the difference, and that comes from the environment as well as the residents.

Some of the best London villages include Marylebone Village, Shepherd Market, Chelsea Green, East Bloomsbury, Exmouth Market, Little Venice, Hampstead, Highgate,

Wimbledon, Barnes, Stoke Newington's Church Street, Peckham's Bellenden Road and Victoria Park Village.

They're characterised by quaint shops, friendly cafés and a welcoming pub, with good schools in the vicinity. No self-respecting village is without a festival or fete either, along with other village-like events such as craft fairs, Christmas markets and school open days.

Farmers markets bring a real taste of the country to the city, both literally and figuratively. You can find them all across the capital, with some great ones in Marylebone, Pimlico, Balham, Islington, Brixton, South Kensington, Peckham, Walthamstow and Wimbledon.

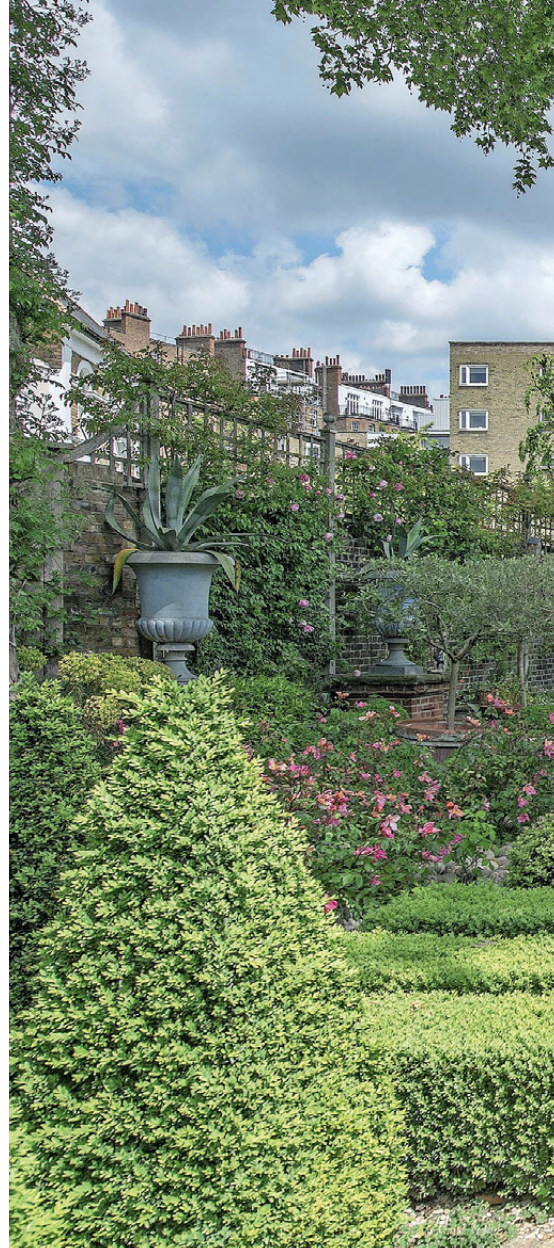
A village green is the cherry on the icing, where people can enjoy a quiet al fresco lunch, take their kids to play or soak up some sun – Parson's Green and

Newington Green are good examples.

'Residents of Marylebone, when walking along the High Street, can greet their neighbours and shopkeepers just as they

would in a small country town, with the weekly farmer's market offering further opportunities for a gossip,' comments Simon Hedley of London estate agent Druce. 'Although we are in the centre of London, there is very much a rural

*Green space is at the  
heart of country life  
but you can have  
that in London too*



A country home in the middle of London – seven-bed home on Addison Road, W14: £16.5m (Russell Simpson, 020 7225 0277)

community feel in our London village – albeit a rather glamorous one.

'In the last few years we have seen a growth in the number of downsizers coming back into central London, having sold up, or handed down to children, their large country houses. They like the proximity of Marylebone to the capital's theatres, shops and museums as well as the ease of keeping a smaller, low maintenance property in town. Not willing to completely give up on the country lifestyle, they are often looking for low maintenance gardens or terraces, where they can keep herbs and some pots and climbers.'

Developers know the value of a village name too – Berkeley Homes' Kidbrooke Village has risen like a phoenix out of the flames in south-east London, while Greenwich Peninsula bills





itself as 'London's ultimate village' with its Urban Village Fete celebrating local design, music, art and craftsmanship.

## Green space

Of course, there's more to the country than close communities. Green space is at the heart of a country lifestyle, but in London you can have that too. In fact, some 47% of London is green, according to Greenspace Information for Greater London, which proposes that the capital becomes the UK's newest national park.

From formal gardens to rambling commons, London has it all. At the heart of the city, Hyde Park and Kensington Gardens are enjoyed by locals and tourists alike; properties overlooking the park command some of the highest prices in the capital. You can get lost in huge swathes of green space on Hampstead Heath, Wimbledon Common or Regents Park, and genuinely feel as if you're in the country; Richmond Park is the largest green space at 955ha.



Charming house with lovely garden on Portland Rd, W11: £4,975,000 (Strutt & Parker, 020 3773 3674)

'Living close to London's parks presents the best of both worlds for those who keep the country close to their heart yet want the benefit of central London nearby,' says Natasha Dunn of Savills. 'In Richmond, residents don Hunter wellies and a Barbour to stomp around the park (or pick up milk); you can feel like you're in the country yet not look out

of place. It also helps that we're surrounded by country-style houses, pubs and restaurants; between The Dysart and The Lass O'Richmond, it can be easy to forget you're in London.'

## Country chic homes

For a leafy outlook and community focus, London's garden squares and communal gardens are hard to beat, although you'll pay more for homes in these sought-after locations.

Growing families seeking larger private gardens (and homes) often move out of Zones 1 and 2, swapping Notting Hill for Ealing or Chelsea for Chiswick, for example. But you don't have to leave the heart of the city. Here you can find country style homes tucked away in quaint cobbled mews or in leafy streets lined with pretty Victorian terraces. And once you close your front door, you can create your own rural retreat wherever you are in London, with farmhouse kitchens and pastoral decor.



# 5 of the best... COUNTRY-STYLE HOMES

*These gorgeous properties showcase the best rural looks in the city*



## HISTORIC CHARM

Colehill Lane, Munster Village, SW6, £1,395,000

The rich colours, panelled furniture and antique touches give this room a sense of grandeur. The three-bedroom, two bathroom, mid-terraced house in Fulham, which is situated close to Bishops Park, has the potential to be extended, dependant on planning permission.

**John D Wood & Co., 020 7731 4223**

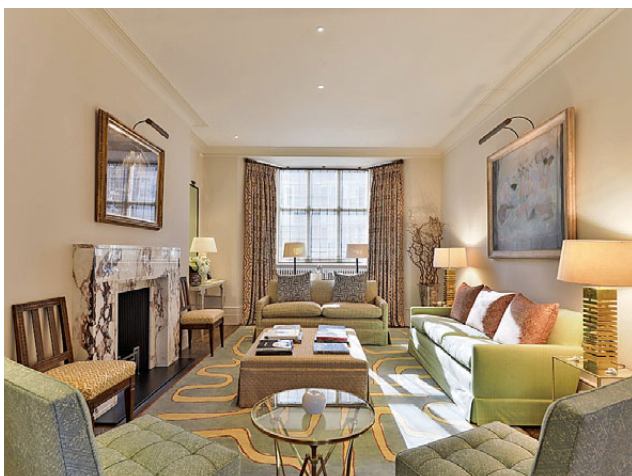


## FINE DINING

Eaton Place, SW1, £8,250,000

This classically-presented penthouse was remodelled and modernised five years ago, giving its rooms a refined feel albeit with contemporary fixtures. There are three bedrooms, two bathrooms (one en suite), a drawing room, kitchen and dining room.

**W.A Ellis, 020 7306 1610 (JSA: Knight Frank 020 7591 8600)**



## UNDERSTATED ELEGANCE

Mulberry Walk, SW3, £18,750,000

The historic double-fronted exterior of this Edwardian property conceals an interior of exceptional light and quality. This reception room is one of four in total, and there are six bedrooms and five bathrooms.

**Russell Simpson, 020 7225 0277**



## CLASSIC LOOKS

Addison Road, W14, £16,500,000

This grand Kensington house was originally built as a city retreat in 1856. Seven bedrooms and six bathrooms are spread over four floors, while the library in this beautiful dining room can hold over 2,000 books.

**Russell Simpson, 020 7225 0277**



**Online**

For more photos  
from this feature  
visit [theresident.co.uk](http://theresident.co.uk)

## CHIC INTERIOR

Culford Gardens, SW3, £3,500,000

This light-filled drawing room achieves a wonderful balance between its period features and contemporary design, enhanced by the high 3.25m ceiling height. The immaculate two-bedroom Chelsea home also boasts an office with lovely views over the communal gardens.

**Maskells, 020 7581 2216**



PHASE 1  
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{THE RESIDENT GUIDE TO MOVING AWAY FROM LONDON }



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## GREEN AND PLEASANT LAND

*Five of the best places to buy your dream country home*

As much as we love all that London has to offer, a yearning for space and fresh air means more and more of us are looking to the countryside for our next dwelling. Over the next few pages, Jessica Bardini looks at five counties that are currently tempting people to move, investigating Berkshire and its many attractions, East Sussex's vibrant seafront, Kent's history, Surrey's rolling fields and West Sussex's rural wonders.





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### YOUR DREAM COUNTRY HOME

An exceptional Grade II listed Arts and Crafts country house with well proportioned and presented accommodation, surrounded by its own secluded and established grounds of 10.5 acres. Glen House is available for £4,500,000 (savills.co.uk).



## THE 5 BEST

### Places to buy in Kent

#### SEVENOAKS

Since the railway arrived in 1862, Sevenoaks has been a popular location for commuters travelling into London; it also benefits from being close to the M25 and M20.

**Journey time:** 35 minutes (to Charing Cross)

**Season ticket:** £3,288

**Average house price:** £573,346

#### TUNBRIDGE WELLS

Surrounded by fine countryside, this is an attractive place to buy. It's also a great place to educate your children with some excellent local schools close by.

**Journey time:** 55 minutes (to Charing Cross)

**Season ticket:** £4,364

**Average house price:** £385,696

#### CANTERBURY

Canterbury is a picturesque city, full of history with youthful vibes due to the universities; it's perfect for commuters looking for a country lifestyle.

**Journey time:** 54 minutes (to St Pancras)

**Season ticket:** £5,124

**Average house price:** £254,464

#### WESTERHAM

Located on the borders of Kent, this small market town is filled with cafes, pubs, restaurants and even has its own brewery. It has easy access to the M25 and Gatwick.

**Journey time:** 40 minutes (Oxted to London Victoria)

**Season ticket:** £2,148

**Average house price:** £400,423

#### PENSHURST

It may be a little far out from London, but if you're looking for a small unspoilt village Penshurst is perfect. It's famous for a home once owned by Henry VIII.

**Journey time:** 1 hour 5 minutes (to Victoria)

**Season ticket:** £3,724

**Average house price:** £790,797

# COOL KENT

*From commuter friendly Sevenoaks to historic Canterbury, Kent offers so much choice*

**F**amously known as the Garden of England, Kent offers commuters a great place to live and to educate children. The county offers very diverse landscapes and locations, and boasts some of England's greatest heritage sites and gardens such as Canterbury Cathedral, Hever Castle and Penshurst Place. The 350 mile Kent coast is an attraction in itself with the famous White Cliffs of Dover offering a perfect spot for a picnic and great photo opportunities. In addition there are world-class art galleries such as Turner Contemporary located on the seafront at Margate along with Maidstone Museum and Bently Art Gallery. Not to mention wineries such as Chapel Down near Tenterden and Kent's oldest commercial vineyard, Biddenden, established in 1969. With universities dotted around the Kent area too, students bring some youthful diversity to the county.

## BEST KENT SCHOOLS

*Top private prep schools:*

*Ashford School (mixed),*

*Rose Hill School (mixed),*

*Hilden Grange Preparatory School (mixed)*

*Top private secondary schools:*

*King's School (mixed),*

*Tonbridge School (boys),*

*Benenden School (girls)*



King's School





### **NIGHTINGALE ROAD, KEMSING, SEVENOAKS** **£385,000**

On a quiet residential street overlooking a large grass area fronting allotments, the house is spacious downstairs with a huge lounge overlooking the front and rear gardens. Upstairs the house offers ideal family accommodation and a well-appointed family bathroom. The kitchen and dining room offer great family space, and the rear garden is safe and enclosed with a lovely pergola. EPC Grade D

**Tel: 01732 456 203**

**Sevenoaks Branch**



### **NOAHS ARK, KEMSING, SEVENOAKS** **£300,000**

This is a picture perfect terraced cottage with a beautiful, quality finish throughout. The lounge and dining room have been opened through, with two open fireplaces making a great focal point. The cleverly designed, separate kitchen spans the width of the house. The bedrooms upstairs are a good size and the landscaped garden is laid out to make the most of the space. EPC Grade C

**Tel: 01732 456 203**

**Sevenoaks Branch**



### **HIGH STREET, SEAL, SEVENOAKS** **£250,000**

This end of terrace cottage is stacked full of unique features; solid wood floors, beamed ceilings, original doors with latches and small nooks and cupboards are dotted around this charming home. The kitchen and bathroom have been updated sympathetically but with the modern style and finish you'd expect, and to the rear is a lovely courtyard garden just off the kitchen. EPC Grade D

**Tel: 01732 456 203**

**Sevenoaks Branch**



### **OLD FARM SHOP NORTH ROAD, GOUDHURST** **£575,000**

This detached barn was converted in 2000 to provide spacious and immaculately-presented accommodation with far-reaching countryside views. The landscaped gardens are a particular feature and there is also a detached barn with double carport, workshop and utility area, with a studio above which has permission granted to be altered to a one bedroom annexe. EPC Grade E

**Tel: 01892 833 388**

**Paddock Wood Branch**

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### **TONBRIDGE ROAD, TUNBRIDGE WELLS** **£1,200,000**

A substantial detached Edwardian family home sitting in its own grounds. With two large reception rooms and a further spacious family room which opens out to the garden, benefits also include a large heritage style double garage and a decked terrace with a hot tub. The expansive lawn leads to the woodland area as well as a pond. EPC Grade E

**Tel: 01892 323008**

**Pembury Branch**



### **LOWER GREEN ROAD, TUNBRIDGE WELLS** **£580,000**

A charming Grade II listed detached character home within easy reach of village facilities and local primary school. The sitting room features an open inglenook fireplace, with a separate dining room. The kitchen overlooks the pretty garden and upstairs are three bedrooms, a study and family bathroom as well as two attic rooms. Plus a workshop and cellar, detached garage and off-road parking.

**Tel: 01892 323008**

**Pembury Branch**



### **HARLEQUIN LANE, CROWBOROUGH** **£675,000**

Perfectly placed in a secluded position within walking distance of the golf club, Jasmine House is the ideal family home. Offering spacious accommodation with two en suite shower rooms and a further family bathroom. The main living room and the family room have French doors opening to the lovely garden and the large double garage has an attached workshop/store. EPC Grade TBC

**Tel: 01892 652 833**

**Crowborough Branch**



### **HURTIS HILL, CROWBOROUGH** **£475,000**

Perfectly positioned on Hurtis Hill as it approaches the golf course, this delightful cottage retains many original features. Light and spacious, with three well-proportioned bedrooms and a further attic area currently used as an artist's studio. The dining room opens onto the conservatory, which leads to an elevated decked area with views across the secluded garden. EPC Grade F

**Tel: 01892 652 833**

**Crowborough Branch**





Windsor Castle is just one of Berkshire's many attractions

## THE 5 BEST

### *Places to buy in Berkshire*

#### PANGBOURNE

Just five miles from the M4 with its own train station, Pangbourne isn't just commuter friendly, it's on the River Thames and offers picturesque properties.

**Journey time:** 51 minutes (to Paddington)

**Season ticket:** £4,188

**Average house price:** £583,238

#### SUNNINGDALE

If you're looking for private schools, golf courses, a large family home or want to be close to Heathrow, Sunningdale could be perfect for you.

**Journey time:** 53 minutes (to Waterloo)

**Season ticket:** £3,220

**Average house price:** £741,489

#### KINTBURY

It may be furthest west, but Kintbury is a quintessential West Berkshire village, with lovely pubs next to the canal and lots of properties, from cottages to country houses.

**Journey time:** 65 minutes (to Paddington)

**Season ticket:** £4,668

**Average house price:** £414,503

#### WINDSOR

Situated on the River Thames and home to the Royal Family, this town offers beautiful and famous surroundings and is a remarkable place to call home.

**Journey time:** 41 minutes (Windsor & Eton Central to Paddington)

**Season ticket:** £2,700

**Average house price:** £486,810

#### BEACONSFIELD

A fast journey into town makes Beaconsfield a firm favourite with commuters.

**Journey time:** 30 minutes (to Marylebone)

**Season ticket:** £2,988

**Average house price:** £939,190

# THE BEAUTY OF BERKSHIRE

*Berkshire has plenty to offer to Londoners looking for a country lifestyle with city finesse*

**W**hether you're visiting for the weekend or considering a permanent move out of London, Berkshire offers plenty of attractions. From Windsor Castle and Legoland to Donnington Castle and Highclere Castle (home of Downton Abbey), you'll feel like you're a million miles away from the hustle and bustle of London. Plus with some of the UK's most celebrated restaurants including The Waterside Inn and The Fat Duck (both in Bray) you won't sacrifice the chance to eat fine food if you live here. Add to that the area's exceptional shopping centres, riverside wildlife and wonderful walks and you've got the perfect blend of country and city living.

## BEST BERKSHIRE SCHOOLS

*Top private prep schools:*

*Cheam School (mixed),*

*Elstree School (boys),*

*Horris Hill (boys)*

*Top private secondary schools:*

*Eton (boys), Charterhouse*

*(mixed), Wellington College*

*(mixed)*



### YOUR DREAM COUNTRY HOME

This 16th century Grade II listed country house offers seven bedrooms and is set within mature, secluded grounds with a private lake. Knight's Hall is on the market at £5,500,000 ([knightfrank.co.uk](http://knightfrank.co.uk)).





# HARDINGS



## Beauchamp Terrace Windsor

£715,000-£735,000

Three brand new mews style town houses built to a stunning contemporary design. Sitting room, part glazed open plan kitchen/dining/family room with bi-fold doors, 3 double bedrooms + 1st floor study, 2 bathrooms, rear garden, off street parking. EPC B



## Trinity Place Windsor

£1,600,000

A beautiful Grade II Listed town house in a prestigious town centre location. Sitting room, family room, WC, kitchen/breakfast room, utility room, dining room, 4 bedrooms (1 currently used as a dressing room), 2 shower rooms, bathroom, garden with patio area, off street parking.



## St Marks Road Windsor

£970,000

A substantial Victorian villa with potential for extension (stpp), just a short walk from the town centre. Sitting room, dining room with garden access, kitchen/breakfast room, utility/cloakroom, 4 bedrooms, family bathroom, south facing garden, original fire surrounds, no chain. EPC F



## Alexandra Road Windsor

£700,000

In an attractive setting facing All Saints Church, a Victorian terraced villa in this prestigious town centre location. Double reception room with original fireplace, full width Shaker style kitchen, 3/4 bedrooms, bathroom, large loft area with dormer and stairs, west facing garden, no chain. EPC D

Rail connections to London Waterloo and Paddington via Slough. Approx 8 miles to Heathrow Airport.

[hardings.co.uk](http://hardings.co.uk)

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North Downs offers a tranquil spot to watch the world go by

# SUPER SURREY

*Offering some of the UK's finest countryside, Surrey is a popular location for London commuters*

**H**ome to Hampton Court Palace and not too far from London, Surrey provides a manageable commute to the city, with the county's well-known hotspots allowing you a chance to escape the stress of the capital. It's easy to walk your dog along the Surrey Hills, an area of natural beauty near Dorking, while petrolheads will love the Brooklands Museum in Weybridge, where you can see an exhibition of cars and learn about the history of the world's first purpose-built motor racing circuit. If you're a history buff take a trip to the famous Magna Carta memorial in Runnymede.

## BEST SURREY SCHOOLS

*Top private prep schools:*  
Green Prep School (mixed),  
Lanesborough Preparatory  
School (boys), St Hilary's School  
(mixed)

*Top private secondary schools:*  
Guildford High School for Girls,  
Whitgift School (Boys), Danes  
Hill School (mixed)



### YOUR DREAM COUNTRY HOME

This is one of Surrey's most attractive small estates, incorporating a beautifully appointed country house, with two secondary cottages and extensive outbuildings, not to mention pasture and woodland of about 50 acres. Barnfield House is on the market at £6,750,000 ([hamptons.co.uk](http://hamptons.co.uk) / [savills.co.uk](http://savills.co.uk)).

## THE 5 BEST

### Places to buy in Surrey

#### EPSOM

A short commute into London makes Epsom an attractive place to call home, with the Epsom Downs racecourse holding annual events such as Ladies Day and historic Derby Day.

**Journey time:** 38 minutes (to Waterloo)

**Season ticket:** £2,092

**Average house price:** £436,051

#### WEYBRIDGE

A very popular town, where it's possible to travel to London with ease whether by train or car as it's in close proximity to both the M25 and M3.

**Journey time:** 35 minutes (to Waterloo)

**Season ticket:** £2,792

**Average house price:** £665,085

#### COBHAM

If you're looking for a prestigious luxury home with a country feel, the village of Cobham is the perfect place for you. It also benefits from being close to Walton and Esher for a night out.

**Journey time:** 40 minutes (to Waterloo)

**Season ticket:** £2,500

**Average house price:** £989,194

#### GODALMING

This picturesque market town is situated close to Guildford and is surrounded by some of England's finest countryside.

**Journey time:** 48 minutes (to Waterloo)

**Season ticket:** £4,372

**Average house price:** £476,059

#### FARNHAM

With Farnham station providing frequent trains into London Waterloo, this is an attractive place to live, whether a commuter is looking for an escape from the city or a family looking for great education and schooling for their children.

**Journey time:** 54 minutes to Waterloo

**Season ticket:** £3,780

**Average house price:** £493,508



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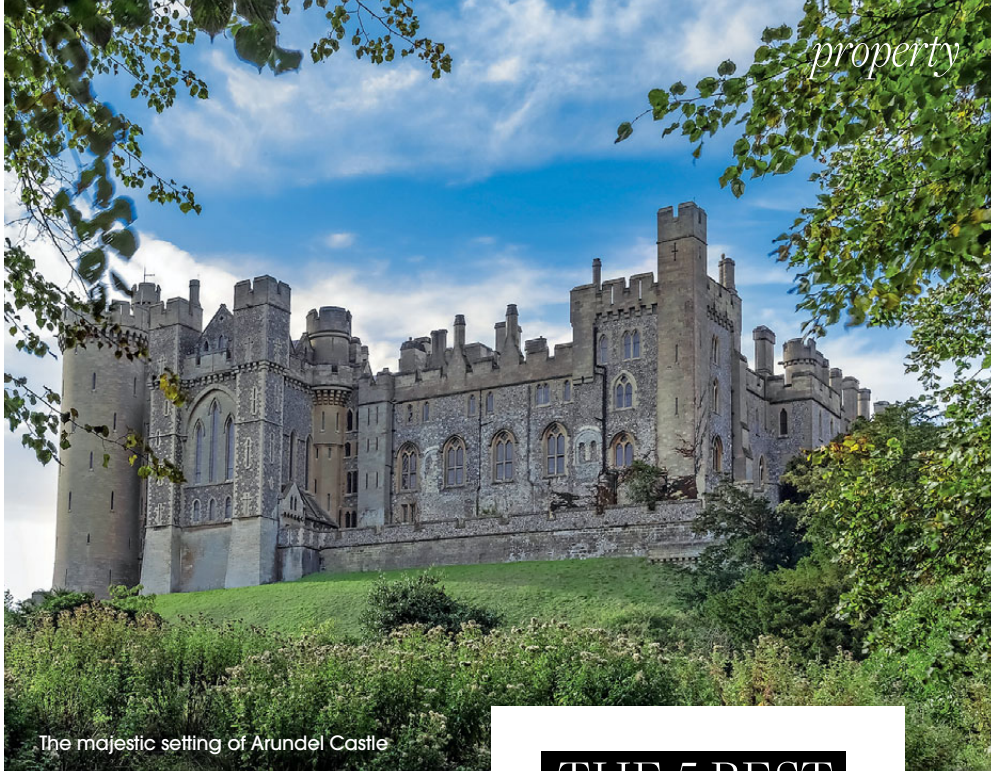
\*Stamp Duty paid offer on Plot 57 The Alford home only and limited to reservations made by 01/11/15. Not in conjunction with any other offer. Terms and conditions apply. Photograph shows a typical Linden home at Swallowhurst. Details correct at time of going to press.



## BEST WEST SUSSEX SCHOOLS

*Top private prep schools:*  
Lancing College (mixed),  
Cottesmore School (mixed),  
Pennthorpe School (mixed)

*Top private secondary schools:*  
Lancing College (mixed),  
Towers Convent School (girls),  
Christ's Hospital (mixed)



The majestic setting of Arundel Castle

# THE WONDERS OF WEST SUSSEX

*Beautiful beaches and spectacular rolling  
countryside give this county the wow factor*

**M**ore rural than its East Sussex neighbour, West Sussex offers country and coastal locations suitable for everyone. Bognor Regis and West Wittering are the usual favourites and there are some very attractive towns and villages here where you can buy big country houses or endearing rural bolt-holes. Country lovers will welcome the chance to walk across the South Downs Way where you can enjoy country and sea views. West Sussex is also full of pretty villages and historic towns such as Chichester and Arundel. Five miles north of Chichester lies the famous Goodwood Racecourse, where equestrian fans can enjoy racing all year round.



### YOUR DREAM COUNTRY HOME

A quintessential Grade II listed cottage, with a separate courtyard development including a Sussex Barn with planning for Bed & Breakfast accommodation in the peaceful hamlet of Wepham. The Thatched Barn is currently on the market at £1,750,000 (knightfrank.co.uk).

## THE 5 BEST

*Places to buy  
in West Sussex*

### HASSOCKS

If you're looking for a small village to call home that's easy to commute to and from, this is the perfect spot.

**Journey time:** 70 minutes (to London Bridge)

**Season ticket:** £3,588

**Average house price:** £400,284

### CHICHESTER

Being the only city in West Sussex, Chichester has a great buzz about it with plenty of places to eat and drink. The schools here rate highly too.

**Journey time:** 96 minutes (to Waterloo)

**Season ticket:** £4,704

**Average house price:** £325,642

### HAYWARDS HEATH

In close proximity to the M23 and M25, with direct trains into London and surrounded by glorious countryside, this is the perfect place to live for commuters.

**Journey time:** 50 minutes (to Victoria)

**Season ticket:** £4,132

**Average house price:** £343,676

### HENFIELD

Although Henfield doesn't have its own train station, it boasts charmingly traditional village features with old inns, a common and an ancient parish church.

**Journey time:** 70 minutes (Hassocks to London Bridge)

**Season ticket:** £3,588

**Average house price:** £374,067

### HORSHAM

With a history dating back to the 18th century, plenty of trails and countryside and the town centre offering a range of high street shops, this market town offers something for all the family.

**Journey time:** 70 minutes (to London Bridge)

**Season ticket:** £3,880

**Average house price:** £318,868



## BEST EAST SUSSEX SCHOOLS

*Top private prep schools: Battle Abbey School (mixed), Ashdown House (mixed), Claremont School (mixed)*

*Top private secondary schools: Brighton College (mixed), Mayfield School (girls), Eastbourne College (mixed)*



Brighton College is one of the UK's top independent schools

# EAST SUSSEX MAGIC

*Home to both Brighton and Hastings, a favourite with Londoners looking to leave the city behind*

**F**amous for its beaches and rolling Downs, East Sussex is a perennial favourite with Londoners who are looking for a country life with city benefits. Here you'll find some of England's great historic landmarks such as the Battlefield of 1066 near Hastings and the Royal Pavilion in Brighton. Brighton and Hove is the number one destination for Londoners, but those with an eye for a bargain should look inland at East Sussex's delightful towns and villages too. Parents will be pleased to know that the schools here are excellent, from Pre-prep right up to University stages.

### YOUR DREAM COUNTRY HOME

Shelley's Folly was built in the style of Sir Christopher Wren around 1686 by Theobald Shelley as a gentlemen farmer's residence. The nine-bedroom property is situated four miles from the market town of Lewes, which offers a range of great schools, shops and a train station. Shelley's Folly is on the market for £3,950,000 ([hamptons.co.uk](http://hamptons.co.uk) / [savills.co.uk](http://savills.co.uk)).



## THE 5 BEST

*Places to buy in East Sussex*

### LEWES

Offering views over the South Downs and a must-visit farmers' market on the first Saturday of every month, Lewes is a very pleasant place to call home.

**Journey time:** 90 minutes (to London Victoria)

**Season ticket:** £4,068

**Average house price:** £380,816

### ETCHINGHAM

With both modern developments and plenty of 18th century properties to buy, prices here are slightly more than surrounding areas, but it's still a fantastic place to live.

**Journey time:** 80 minutes (to Charing Cross)

**Season ticket:** £4,660

**Average house price:** £519,650

### BRIGHTON

Brighton's famous beach and picturesque Laines are a big pull, but you shouldn't overlook nearby Hove too for great housing stock and some lovely places to shop and eat.

**Journey time:** 53 minutes (to Victoria)

**Season ticket:** £4,068

**Average house price:** £337,511

### HASTINGS

House prices in Hastings are lower than Brighton and Hove, but an arty crowd are starting to improve the look and feel of the town and prices are heading north. The area also has great restaurants and pubs.

**Journey time:** 110 minutes (to Charing Cross)

**Season ticket:** £4,540

**Average house price:** £180,255

### CROWBOROUGH

With a handy train station, Crowborough is ideal for commuters and has become a hotspot for new home developments.

**Journey time:** 70 minutes (to London Bridge)

**Season ticket:** £2,816

**Average house price:** £324,517



# Move to the country

Are you considering a rural relocation?  
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## The Court House, Hambledon

This landmark house in the desirable South Downs village of Hambledon features elegant reception rooms with large sash windows, enabling significant natural light into the house. Whilst now requiring modernisation, the property's proportion, elegance and inherent period detail provides a wonderful base from which to create a delightful family home. The gardens are exceptional, amounting to over 2.25 acres. A further 6.7 acres of paddock land, adjacent to the gardens, are available by separate negotiation.

'This really lovely house has many appealing characteristics that distinguishes it from other

village houses. The seclusion and peace in the wonderful gardens and the opportunity to acquire additional paddock land is rare,' comments Patrick Glynn-Jones.

## East House, Petworth

East House has been painstakingly restored, returning it to the grace and elegance of its origins. The ground floor, with a commercial planning use, has recently been used as antique showrooms. The upper floors have a residential use and feature a striking open-plan reception room, with dining area and recently-fitted kitchen. There are three double bedrooms and two bathrooms.



Caroline Holley remarks, 'This is an ideal opportunity for those wishing to run their own retail business and live in one of England's prettiest and best known towns.'

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Reception hall | 2 Ground floor showrooms | Cloakroom | 27ft Drawing room with dining and kitchen area | 3 Bedrooms | En suite shower room | Family bathroom



## Hambledon, Hampshire

Gracious Grade II listed village house with wonderful gardens.



Guide £2,000,000

5 receptions | kitchen/breakfast room | pantry/utility | cellar | master suite 5 further bedrooms | family shower room | Annex with hall, sitting room, kitchen, bedroom, bathroom | Garden room | 2 garages | Stabling and outbuildings | Gardens 2.25 acres (approx) | Additional 6.7 acres available

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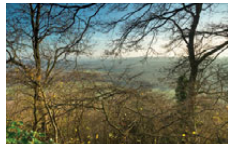
SURREY

01932 576 600



### INSIDE THIS HOME

Impressive Victorian Country Home; In Need Of Refurbishment Throughout; Period Features; 10 Bedrooms; Separate 3 Bedroom Coach House; Outstanding Views; Set In Approximately 4 Acres Of Land (Subject To Measured Survey); Area Of Outstanding Natural Beauty; Offered Chain Free; EPC Rating F.



"THE LOCATION HERE REALLY COULD NOT BE ANY BETTER."

## EXQUISITE FEATURES

**EPSOM**

£1,579,000

SURREY

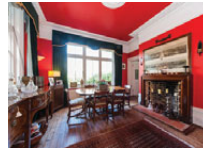
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"THIS HAS BEEN A VERY SPECIAL HOME TO SPEND TIME WITH FRIENDS AND FAMILY."

### INSIDE THIS HOME

Wonderful Period Detached Home; 6 Bedrooms; Beautiful Kitchen/Family Area With Garden Room Addition; Dual Aspect Drawing Room With French Doors To Garden; Formal Dining Room With Feature Fireplace; Self Contained Sub Basement Accommodation; Teenagers Chill Out Area In Attic; Secluded Mature Rear Garden; Carriage Driveway And Garage; EPC Rating F.



## LIVING ART

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### INSIDE THIS HOME

Substantial Edwardian Country House In The Arts & Crafts Style With Equestrian Facilities and Detached Coach House; Master Bedroom Suite with Shower Room; Guest Bedroom Suite with Shower Room; 3 Further Bedrooms and 2 Family Bathrooms; Drawing Room; Dining Room; Breakfast Room; Country-Style Kitchen; Double Aspect Sitting Room; Conservatory; Set In Approximately 8.25 Acres (Subject to Measured Survey); Formal Gardens With Terrace, Hot Tub and Wooded Parkland Of Approximately 3.5 Acres; Tennis Court; Paddocks; Detached Double Garage; EPC Rating E.



## A DRAMATIC ENTRANCE

**KINGSWOOD**

£1,800,000

SURREY

01932 576 600



### INSIDE THIS HOME

Extensive And Substantial, Desirable Family Home; 6 Double Bedrooms; 2 Kitchens, 6 Reception Rooms, Plus Impressive Hall; Master Suite With Bathroom And Dressing Area; 5 En-Suite Bath Or Shower Rooms; Situated Within A Premier, Gated Street In Kingswood; Easily Configured For Multiple Households Or An Extended Family; Quiet Residential Location, Surrounded By Mature Trees; 2 Double-Length Garages, With Walk-Through, Creating A Large, Multi-Use Space; Epc Rating D.

"THIS HAS BEEN A VERY, VERY HAPPY HOME TO US."



## VICTORIAN SPLENDOUR

**LONG CLAWSON**

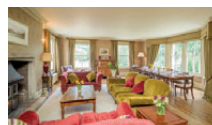
£1,495,000

EAST SUSSEX

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"IT IS A SPLENDID PARTY HOUSE, WITH WONDERFUL OUTDOOR SPACE FOR ENTERTAINING."



### INSIDE THIS HOME

Magnificent Imposing Country House; 7 Double Bedrooms Plus A 3 Bedroom Attached Apartment Offering Income Potential; Fabulous Family Kitchen/Dining Room And Snug; Elegant Reception/Dining Room; Stunning Drawing Room; Park Like Gardens And Grounds; Extensive Parking/Double Garage With Attached Workshop; Studio Room Above; Tennis Court; 2 Level Paddocks With Far Reaching Rural Views; Timber Outbuildings; Set In Approximately 10 Acres (Subject To Measured Survey); EPC Rating F.

## IDYLIC SETTING

**LAMBERHURST**

£1,545,000

EAST SUSSEX

01892 458 931



### INSIDE THIS HOME

Small Country Estate; 4 Bedrooms; 5 Reception Rooms; Stunning Location with Extensive Views; Detached 1 Bedroom Cottage with Full Planning for Holiday Let; Studio Apartment over Double Garage; Outbuildings; Artists Studio; Gardens and Grounds with a portion of Woodland, Approximately 11 Acres (Subject to Measured Survey); Timber Stable; Fenced Paddocks; Great Equestrian Potential; 5 Interlocking Ponds; Close to Train Stations; Approximately 8 miles from Royal Tunbridge Wells; EPC Rating D.



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### BRIGHTLING

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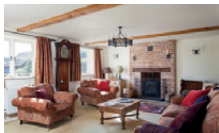
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#### INSIDE THIS HOME

Desirable Detached Stone-Built Period House; 4 Bedrooms; Contemporary Family Bathroom; 4 Good Size Reception Rooms; Well Proportioned, Contemporary Kitchen/Breakfast Room; Drawing Room With Views Across Gardens and Spring Pool; Potential Annex Apartment Over 2 Floors; Terraced Garden; EPC Rating D.



**"BRIGHTLING IS CHARMINGLY OLD-FASHIONED YET ONLY FOUR MILES FROM MAINLINE ROBERTSBRIDGE STATION FOR LONDON."**

## CLOSE TO NATURE

### COUSLEY WOOD

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EAST SUSSEX

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**"IT IS DIFFICULT TO TELL NOW WHERE THE ORIGINAL COTTAGE ENDS AND THE EXTENSION BEGINS."**



#### INSIDE THIS HOME

Charming, Attached Character Cottage; Original Features Throughout; 4 Bedrooms; Master Bedroom with En-Suite Bathroom; Kitchen/Breakfast Room; Dining Room; Large Conservatory Overlooking the Gardens; Drawing Room; Refurbished First Floor Family Bathroom Plus Ground Floor Shower Room; Parking For Up To 3 Cars On The Driveway; Large Mature Garden To The Back; Stunning Location With Beautiful Rural Views Over Surrounding Countryside; EPC Rating D.

## SUMMER DAYS

### OXSHOTT

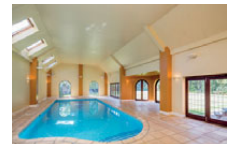
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SURREY

01932 576 600



**"WE'LL HAVE LOTS OF GREAT MEMORIES OF OUR TIME HERE."**



#### INSIDE THIS HOME

Grand Family Home; Exclusive Crown Estate Location; 6/7 Bedrooms; 6 Bathrooms; Studio Annexe With Bathroom & Kitchenette; Open Plan Kitchen/Breakfast/Dining Room; Larder & Utility Room; Drawing Room; Family Room; Games Area; Downstairs Study; Gymnasium With Adjoining Sauna & Swedish Style Plunge Pool; Swimming Pool Complex; Private South Facing Gardens; Integral Double Garage With Off Street Parking; EPC Rating D.

## A HOME TO CHERISH

### JORDANS

£2,250,000

BUCKINGHAMSHIRE

01753 886 177



**"IT IS IN SUCH A BEAUTIFUL SETTING AND HAS A REALLY RURAL FEEL TO IT, DESPITE BEING SO CONVENIENT FOR LONDON."**



#### INSIDE THIS HOME

Beautiful Family Home Built In 1926; 6 Bedrooms; 6 Reception Rooms; Heated Outdoor Swimming Pool; Stables, Tack Room and Hay Barn; Accommodation Extends To Approximately 4832 Sq Ft; Beautiful Grounds Which Extend To Just Under 2 Acres (Subject to Measured Survey); EPC Rating E.

## THE ART OF DESIGN

### GERRARDS CROSS

£2,000,000

BUCKINGHAMSHIRE

01753 886 177



#### INSIDE THIS HOME

Striking, 5 Bedroom Family House; Impressive Master Bedroom Suite with Dressing Room and Bathroom; 3 Family Bedrooms; Family Bathroom; Modern Fitted Kitchen/Breakfast Room; Double Aspect Dining Room; Family Room; Drawing Room; Outdoor Heated Swimming Pool; Standing In Gated Grounds, of over Half an Acre (Subject to Measured Survey); Timber Double Garage; Outbuilding and Store; EPC Rating E.



**"THERE IS NOW A GOOD FLOW TO THE HOUSE, WITH ROOMS OPENING UP NICELY INTO EACH OTHER."**

## GOTHIC TALE

### MAIDENHEAD

£1,350,000

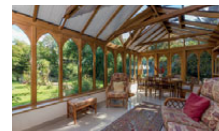
BERKSHIRE

01753 886 177



#### INSIDE THIS HOME

Grade II Listed Victorian Riverside Home; 4 Bedrooms; Family Bathroom; Front Aspect Family Room, with Cloakroom; Double Aspect Drawing Room; Superb Conservatory; Fitted Kitchen; Ground Floor Bathroom; Separate Annexe Including 1 Double Bedroom, Kitchenette, Living Room and Shower Room; Mooring For River Cruiser And Floating Boathouse; Envious Position Close To Maidenhead Bridge.



**"THERE IS NOTHING QUITE LIKE SITTING OUT IN THE SUNSHINE BY THE RIVER IN THE SUMMER."**



LONDON SW8

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EST. 2015

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## Cambridge Place, Kensington W8

Guide Price £5,000,000 Freehold



**A wonderful five bedroom family house, occupying approximately 2,615 sq ft over four floors, situated in this most prestigious and sought after street, in the De Vere Conservation Area.**

**2,615 sq ft (242 sq m)**

Entrance hall | Drawing room | Kitchen/ breakfast room | Dining room | Master bedroom with en suite bathroom | Four further bedrooms | Second bathroom | Two cloakrooms | Wine store | Garden | EPC rating E

**Kensington 020 7938 3666**

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Lansdowne Crescent, Notting Hill W11

£11,500,000 Freehold



A beautifully presented, wide, semi-detached family house with off-street parking, garage and direct access to communal gardens.

4,916 sq ft (457 sq m) including vault  
Entrance hall | Drawing room | Dining room | Kitchen | Conservatory | Study | Games room | Seven bedrooms | Four bath/shower rooms | Utility room | Two cloakrooms | Store room | Vault | Garage | Garden | Off street parking | Direct access to Lansdowne Crescent communal gardens | EPC rating E

**Notting Hill 020 7221 1111**  
nottinghill@struttandparker.com

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**Parsons Green Lane, Fulham SW6**

**£1,300 per week\* Unfurnished**



**An enviably located family house with excellent entertaining space in the heart of Parsons Green.**



**2,088 sq ft (194 sq m)**

Three reception rooms | Kitchen/dining room | Four bedrooms | Three bath/shower rooms | Garden | EPC rating D

**Fulham 020 7731 7100**

fulham.lettings@struttandparker.com

**Ringmer Avenue, Fulham SW6**

**£1,200 per week\* Unfurnished**



**A beautiful and equally proportioned four double bedroom house in Munster Village.**



**2,023 sq ft (187 sq m)**

Reception room | Kitchen | Three bedroom suites | Bedroom four | Shower room | Garden | Cellar | EPC rating E

**Fulham 020 7731 7100**

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## Rosary Gardens, South Kensington SW7

£1,300 per week\* Furnished



A stunning dual aspect apartment split over the top two floors of a period building and benefitting from two balconies.

1,232 sq ft (114 sq m)

Kitchen/reception/dining room | Two bedrooms | Three bathrooms | Two Balconies | Study | EPC rating D

Chelsea SW10 - 020 7373 1010

chelseaSW10@struttandparker.com

## Bramham Gardens, South Kensington SW5

£1,175 per week\* Furnished or unfurnished



A stunning lateral apartment benefiting from wooden flooring throughout and a pretty balcony with access to the communal gardens.

1,140 sq ft (105 sq m)

Reception room | Kitchen | Two bedrooms | Two bathrooms | Balcony | EPC rating C

Chelsea SW10 - 020 7373 1010

chelseaSW10@struttandparker.com

\* The following Tenant Charges may apply prior to tenancy commencement:  
Tenancy Agreement £210 (inc VAT) Credit References per application £54 (inc VAT).  
All advertised prices are excluded of utility and other associated services.

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Drayton Gardens, Chelsea SW10

£4,500,000 Freehold



A very special low-built house with off-street parking and the possibility to extend. The accommodation is over three floors only with a fabulous drawing room which opens onto the garden.

2,276 sq ft (211 sq m)

Entrance hall | Drawing room | Kitchen/breakfast room | Master bedroom with en suite bathroom | Four further bedrooms | Two further bathrooms | Cloakroom | Cellar | Garden | Off-street parking | EPC rating E

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# MY DREAM HOME

*This two-bedroom apartment, which sits in one of Knightsbridge's most prestigious garden squares, has received a beautiful restoration*



Original plasterwork makes the ceiling a stand-out feature of this room

## LENNOX GARDENS SW1X



**Bertie Hare, Associate,  
Strutt & Parker**

### Why it's a great buy

This two-bedroom apartment, which sits in, and overlooks, one of Knightsbridge's most

prestigious garden squares, has been subject to an extensive restoration.

### The wow factor

The drawing room of this raised ground-floor

flat has great volume and retains the original ornate plasterwork ceiling.

### Who it would suit

Being immaculately refurbished, this flat would suit anyone looking for the perfect London base where you can arrive, lock up and then leave. It would also make a good rental investment too.

### My favourite room

The en-suite bathroom to the master bedroom has floor-to-ceiling marble – very impressive.



### Why you should buy it

This flat will hold its value, requires no further work, and a purchaser could move straight in. It is located in Knightsbridge, which is London's most desirable area.

**£3,995,000. 020 7235 9959; struttandparker.com**





## Collingham Road SW5

GUIDE PRICE: £2,895,000

This third-floor, three-bedroom, two-bathroom apartment offers well-proportioned accommodation throughout, as well as excellent natural light. It further benefits from a share of freehold and communal garden access. Approximately 1,697 sq.ft



**Knight  
Frank**

Knight Frank South Kensington Sales

020 7871 4111

[southkensington@knightfrank.com](mailto:southkensington@knightfrank.com)





Buyers are searching for neutral interiors and quality fixtures, like this home in Queen's Gate, SW7

# HOT TREND

*In the current property market, buyers are opting for traditional quality over modern novelty*

Words DANIEL CARRINGTON



**W**hen I think about the hottest trend in the market right now, I can't help but feel that buyers are favouring very clean and simple spaces paired

with ornate features such as fireplaces, over-sized plaster coving and beautiful floral ceiling roses. Tastes appear to have now shifted away from the typical dark wood so often seen in many bachelor-esque style 'pads'. The reason for this could be the fact that buyers are now having to pay more money in stamp duty following the chancellor's announcement towards the end of 2014.

As a knock-on effect, buyers now appear to be taking longer to decide on their perfect property and are more likely to own the property for a longer period, making it subconsciously more sensible to favour neutral décor that will not be out of date next season. It still remains important to add some character to your property but heavy patterns and too

many bold colours appear to be a big no-no. With longevity in mind, buyers are now more focused on the quality of the craftsmanship rather than gimmicks such as lighting and music systems. These are, of course, great selling features but they will not be the deciding factor about whether or not a buyer is prepared to pay that little extra. After putting so much time into the details of the finish, it's becoming equally as important to employ a professional to dress the property to ensure that the first impression is truly excellent.

South Kensington offers a perfect blend for the current market with its beautiful white-stucco fronted buildings and decorative red brick Victorian architecture. The ground and first floors of these buildings offer incredible ceiling heights, further adding to the overall grandeur. Amongst these properties you can still find countless apartments that offer all of these highly desirable original features. On top of this you may also find a property with a beautiful view over one of the many private garden

squares that SW7 and neighbouring SW5 have to offer.

After a wave of buyers decided to explore other locations such as Fulham, Bayswater, Queen's Park and Marylebone, we're now finding that the stereotypical South Kensington buyer has returned. The nationality of these individuals remains very much the same, with the area being highly desirable amongst French, Italians, Chinese and Middle Eastern buyers.

020 7871 4111;

[knightfrank.com/southkensington](http://knightfrank.com/southkensington)







## Sloane Street, Knightsbridge SW1

### An interior designed apartment with porter

A superb Victorian mansion flat on the third floor of this highly regarded portered building that has been the subject of a full interior designed reconfiguration and refurbishment project. Master bedroom with en suite bathroom, guest en suite, bedroom 3, double reception room, kitchen, cloakroom/ shower room, lift, resident porter, secure off street parking space (by separate arrangement). EPC: E. Approximately 189 sq m (2,035 sq ft).

Leasehold: approximately 127 years remaining

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 020 3641 5928

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[alex@alexstroud.com](mailto:alex@alexstroud.com)  
 07584 038 000





## Rutland Gate, Knightsbridge SW7

### Two bedroom lateral apartment with lift

A bright third floor lateral apartment on the west terrace of Rutland Gate, overlooking the communal gardens. The flat benefits from a resident porter, lift and lock up garage. The garage is on a lease until 15th March 2046. Master bedroom suite, second bedroom, shower room, two reception rooms, kitchen. EPC: C. Approximately 126 sq m (1,359 sq ft).

Share of freehold

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Guide price: £2,750,000  
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## Paultons Square, Chelsea SW3

### Four bedroom family house in garden square off King's Road

This is an excellent family house with stunning views that is situated on the southern terrace of this fabulous garden square just off King's Road. 4 bedrooms, 3 reception rooms, 2 bathrooms, patio, roof terrace. EPC: E. Approximately 226 sq m (2,433m sq ft).

Freehold

Please note: as previously furnished

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[chelsea@knightfrank.com](mailto:chelsea@knightfrank.com)  
 020 3641 5901

Guide price: £5,450,000

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## Buckingham Place, Westminster SW1

### An extremely wide Westminster town house with private patio garden

An impressive double fronted freehold family home located in a quiet residential street a short walk from Buckingham Palace. The house which is four windows wide is particularly bright and has recently been refurbished to an extremely high standard incorporating underfloor heating, bespoke oak timber flooring, a hand fitted Bulthaup kitchen and a Sonos sound system. Master bedroom with en suite bathroom and bespoke dressing room, 5 further bedrooms, 4 bath/shower rooms, drawing room, dining room, family room, kitchen/breakfast room, 2 guest cloakrooms, study, utility room, dressing room, patio garden, roof terrace, terrace. Approximately 498 sq m (5,360 sq ft).

Freehold

Guide price: £9,450,000

[KnightFrank.co.uk/BGV150117](https://www.knightfrank.co.uk/BGV150117)

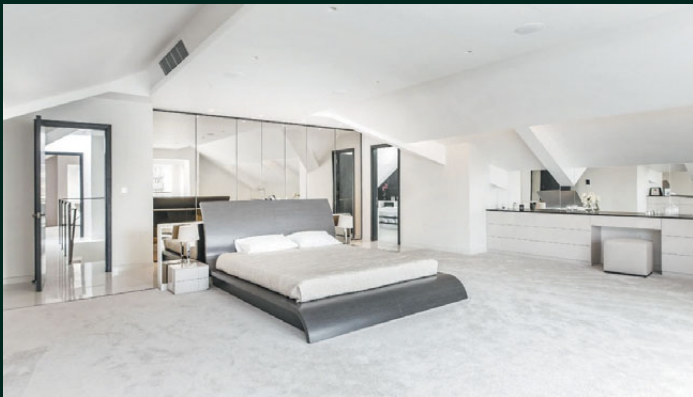
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## King's Quay, Chelsea Harbour SW10

### Four bedroom penthouse for sale in Chelsea Harbour

An exceptional penthouse apartment in one of London's most prestigious riverside developments. 4 en suite bedrooms, guest WC, kitchen, reception room, terrace. EPC: C. Approximately 487 sq m (5,242 sq ft).

Leasehold: approximately 96 years remaining

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[KnightFrank.co.uk](https://www.knightfrank.co.uk)  
 TheMarket.com



Guide price: £1,725,000

### **Franconia Road, Clapham SW4**

A beautifully presented five double bedroom family home, with high ceilings, period features, multiple living spaces and a garden. 5 bedrooms, 2 bathrooms, 2 reception rooms, dining room, kitchen/breakfast room, roof terrace, garden. EPC: C. Approximately 221 sq m (2,379 sq ft). [clapham@knightfrank.com](mailto:clapham@knightfrank.com)  
 Office: **020 8022 6118**



Guide price: £2,500,000

### **Grafton Square, Clapham SW4**

An exceptional Grade II listed stucco fronted house situated over four floors located in the desirable Clapham Old Town area. 5 bedrooms, 2 bathrooms, 2 reception rooms, dining room, kitchen, garden. EPC: E. Approximately 210 sq m (2,260 sq ft). [clapham@knightfrank.com](mailto:clapham@knightfrank.com)  
 Office: **020 8022 6118**





## Reed Place, Clapham, SW4

### Two bedroom apartment to rent in Clapham

A two bedroom apartment to rent in a secure gated Victorian School conversion positioned just off Clapham High Street. 2 bedrooms, 2 bathrooms, reception room, kitchen, 1 allocated parking space.  
EPC: E. Approximately 89 sq m (958 sq ft).

Available furnished or unfurnished

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020 8022 0121

Guide price: £695 per week

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## TREVOR SQUARE PENTHOUSE, Knightsbridge SW7

This stunning three bedroom duplex penthouse (approximately 3,342 sq. ft./310.5 sq. m) is located on the sixth & seventh floors of this prestigious Knightsbridge block, overlooking Trevor Square. Totally refurbished to the highest standards and incorporating the latest technology, the property has been interior-designed in a contemporary style and provides fabulous lateral living and entertaining space with direct access to two unusually large roof terraces, providing exceptional views over central London. Considered to be one of the best residential developments in Knightsbridge, 17-22 Trevor Square is ideally located in the heart of Knightsbridge a few moments from Harrods, the Brompton Road, Sloane Street and Hyde Park and is managed by Harrods Estates and provides a comprehensive 24-hour concierge service, private car-parking and security.

**Leasehold: Approximately 984 years remaining**

**Price on Application**

**020 7225 6508**

**[shaun.drummond@harrodsestates.com](mailto:shaun.drummond@harrodsestates.com)**

*Harrods*

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## Lyall Mews, SW1

A recently renovated end-of-terrace mews house offering a bright and airy ambiance throughout. Only a short walk away from Sloane Square and the much sought after shops and restaurants of Elizabeth Street. 3 double bedrooms, 3 bathrooms, reception with separate kitchen and separate dining room. The master suite comprises the entire top floor with en-suite and terrace. Available immediately, fees apply.

- End of Terrace Mews House
- Large Reception
- Dining Room
- Master Suite
- Private Terrace

Unfurnished

£1,950 per week



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St. George's Square, SW1V, £780 pw (left) and Venner House, Bourne Street, SW1W £750 pw (below)



# MY MONTH

*The lettings property market is very busy with the release of several new developments but landlords are facing greater administration*

Words GEORGINA CLARKE



## How has the market been performing?

Team Pimlico has been letting more properties than ever down to the seasonal influx of students and graduates as well as the usual stirrings in corporate recruitment and relocation that is typical at

this time of year. We have also seen the ongoing effect of new MPs and new government posts following the election. Most of this activity has been at the lower and mid end of the market with demand for big houses and the prime end of the market still yet to return to the happy levels of previous years.

## What has been the highest offer or the quickest sale to take place?

Jackson-Stops are proud that they have a very good relationship between the sales, lettings and new homes departments, with many investment purchasers and landlords nurtured through all three. In recent months, we have been proud to market The Hansom, a development of contemporary apartments opposite Victoria station. Marketed by our new homes team initially, they were sold to an investment buyer by the Pimlico sales team, with a let agreed to professional tenants for the new landlord before the purchase had even been completed.

Similarly, we have just let a lovely period property on Cambridge Street, sourced for an investment landlady who has spent a couple of months refurbishing the property. The home was introduced to the lady in question before marketing commenced and we followed up this ideal match by finding another ideal tenant before launching for rentals – it's always extremely satisfying for us when efficient and productive teamwork come together, resulting in another happy client!

## What would you say has been the most challenging aspect of your month?

The endless amount of administration faced by landlords, and, by default the agent, has provided us with some challenges over the past few busy months. With so much new legislation, including Legionella risk assessments, plus the new statutory requirement for smoke alarms and carbon monoxide detectors in rental properties – not to mention the tightening of anti-money laundering regulations – there have been many boxes to tick.

Given the minefield of rules and regulations that landlords face these days, it is wise to instruct a good agent who will co-ordinate all of this for you and keep you up to date with new legislation and your obligations.

## Describe an exceptional property that has come on to the market...

We are delighted to be involved in the launch of a brand new mews house development in Earl's Court, which is being marketed from our four central London branches. Exclusively to rent, this contemporary development known as

Peel Place will provide nine, three and four bedroom houses, each with their own outside space, as well as parking or a garage, all designed with contemporary living in mind.

The regeneration of the area as a whole is very exciting as we see the old exhibition centre completely redeveloped by Capco, with an entire new neighbourhood being created.

## What is your favourite local lunch spot?

Two new establishments that have opened in Pimlico recently: Cacio & Pepe, a charming and fashionable Italian restaurant/wine bar; and Cambridge Street Café, which is dangerously close to our office and I'm sure will become a regular breakfast and coffee haunt.

**Georgina Clarke, Director, Pimlico Lettings,  
Jackson-Stops & Staff, 16 Sussex Street SW1V  
4RW; 020 7828 4050; jackson-stops.co.uk**

*Given the minefield of rules and regulations landlords face, it is wise to instruct a good agent*



# jackson-stops.co.uk



## Lower Sloane Street, SW1W

A first floor flat of 720 sq ft, located just 0.1 miles from Sloane Square.  
Reception room, kitchen, en suite double bedroom.  
EPC rating E

£1,795,000 Leasehold (184 years approx.) **TR62545**

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chelsea@jackson-stops.co.uk

 **OnTheMarket.com**





Jackson-Stops  
& Staff



## Crown Reach, SW1V

A 3 bedroom second floor apartment with lift and unobstructed views of the River Thames. Reception room, kitchen, 3 double bedrooms, 2 bathrooms; terrace, private gardens, secure underground parking, 24hr concierge. EPC rating C

£1,950,000 Leasehold

TR62477

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Pimlico  
020 7828 4050

[pimlico@jackson-stops.co.uk](mailto:pimlico@jackson-stops.co.uk)

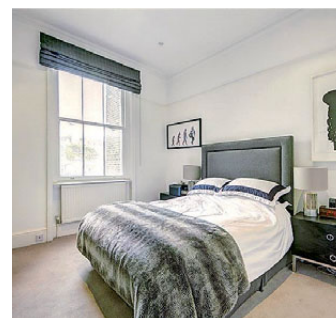






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## Ovington Gardens, SW3

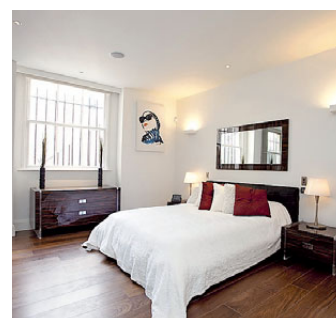
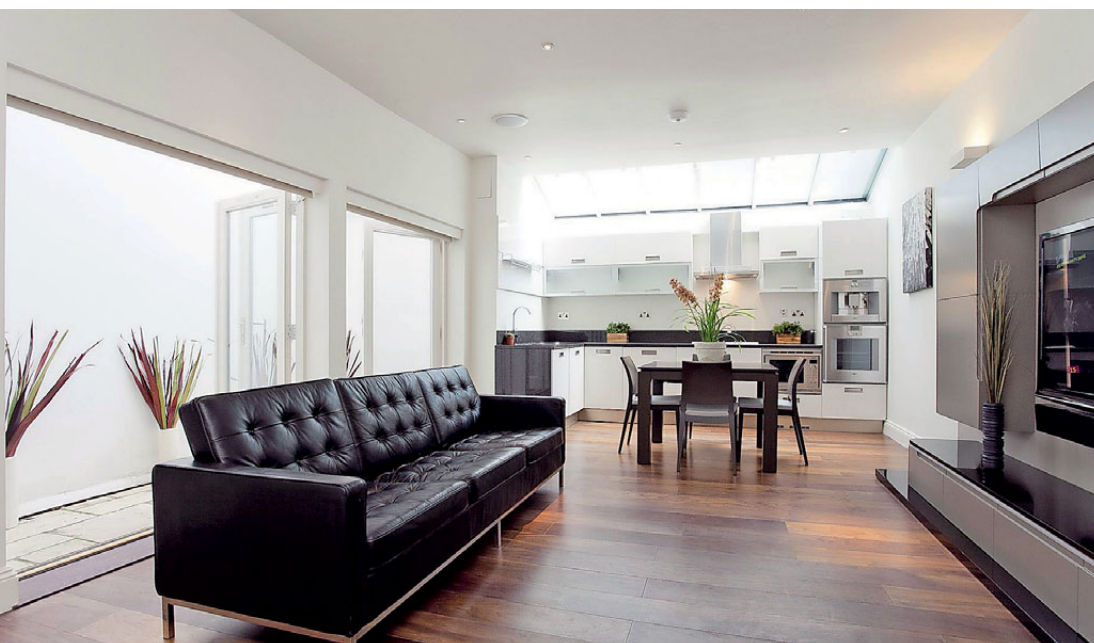
A second floor flat (with lift) located just 0.3 miles from Knightsbridge underground station.

Reception room, 2 bedrooms, bathroom. Furnished. EPC rating C

£995 per week (fees apply)\*

Chelsea 020 7581 8431

TR62915



## St. George's Square, SW1V

A basement flat in a refurbished Grade II listed building on a garden square in Pimlico, just 0.1 miles from the underground station.

Reception room/kitchen, 2 en suite double bedrooms; decked patio garden. Furnished. EPC rating B

£780 per week (fees apply)\*

Pimlico 020 7828 4050

TR45767

\* For full details of all associated fees please visit our website: [www.jackson-stops.co.uk/london/tenants-service-charges.html](http://www.jackson-stops.co.uk/london/tenants-service-charges.html)

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020 7381 4998 • 190 Fulham Palace Road London W6 9PA  
sales@lockettstates.co.uk • lettings@lockettstates.co.uk • www.lockettstates.co.uk



## Lillie Road, SW6

A beautifully refurbished 882 sq. ft. (82 sq. m.) three bedroom second floor apartment within a mansion block. The property features a fully refitted kitchen with breakfast area with marble work surfaces and breakfast bar, and a range of integrated electrical appliances. The bathroom has also been refitted to an exceptionally high standard with marble floor and walls. There is a reception room with wooden flooring and three bedrooms, all benefitting from built-in wardrobes.

**£770,000**

020 7381 4998







# LOCKETT ESTATES

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## Torino, Italy

Charming apartment placed in one of the most beautiful squares right in the centre of Torino. The building is a XVIIIth century old construction and the apartment is decorated with original frescoes and fireplaces for a romantic atmosphere. A huge kitchen, sitting room, dining room, two double bedrooms, two single bedrooms, corridors and three bathrooms. Third floor, private heating, two wide cellars.

€1,380,000

sales@lockettstatesinternational.co.uk





# HOMES TO VIEW

## MARKHAM STREET SW3 – FREEHOLD

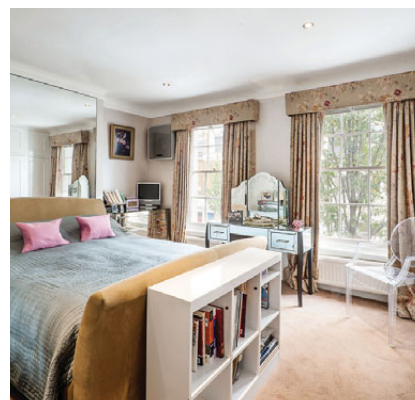
A charming and beautifully presented three bedroom townhouse with great entertaining space situated just off the King's Road.

The property oozes charm and character and boasts a spacious drawing room overlooking a bright, double height sitting room below. The house also benefits from air conditioning in the kitchen and both larger bedrooms.

The house is situated on the western terrace of Markham Street at the King's Road end of the street, close to the amenities of Chelsea Green and Sloane Square underground station.

020 7768 0804

[chelsea@cluttons.com](mailto:chelsea@cluttons.com)



### MARKHAM STREET SW3 – FREEHOLD

£3,425,000 – 3 bedrooms

EPC rating: D | Ref: SL0120058



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# BOURNE STREET SW1W – FREEHOLD

A delightfully presented freehold Belgravia house with beautiful south-west facing walled garden.



BOURNE STREET  
SW1W – FREEHOLD  
£2,950,000 – 3 bedrooms  
EPC rating: E | Ref: BEL150008

This well designed three bedroom house has been meticulously refurbished and offers spacious living. The house is quietly situated on the southern portion of this highly desirable Belgravia street. It is well located for Sloane Square, King's Road and Orange Square.

020 7768 6393  
[belgravia@cluttons.com](mailto:belgravia@cluttons.com)





### ONSLow GARDENS, SW7 £2,750,000 SHARE OF FREEHOLD

An immaculately presented duplex apartment in this highly sought after location in the heart of South Kensington. The property has a grand reception with period features and high ceilings with wonderful wooden floors and a beautiful ornate fireplace. The property benefits further from a wonderful separate kitchen which again has a real sense of space. The property comprises two double bedrooms, two bathrooms and both bedrooms offer excellent storage. The apartment is drenched in light and has the benefit of access to one of the most beautiful communal gardens in the Onslows.



### ONSLow GARDENS, SW7 £2,850,000 SHARE OF FREEHOLD

This is a unique opportunity to purchase a wonderful maisonette with direct access to Onslow Gardens, as well as the benefit of its own private patio. An elegant ground floor reception room with high ceilings and French doors leading directly onto the communal gardens. The accommodation further comprises: kitchen, two bedrooms, two bathrooms (one en-suite), a walk in wardrobe and further storage cupboards. Onslow Gardens is one of South Kensington's premier Garden Squares and ideally located for the wealth of shops and restaurants the area has to offer. South Kensington Underground is also close by.



### CORNWALL GARDENS, SW7 £975 PER WEEK FURNISHED

A stunning top floor 2 double bedroom flat that has been refurbished to the highest standard in a modern contemporary style. Wood floors throughout and comprises, master bedroom with en suite bathroom, 2nd double bedroom, family bathroom with utility cupboard, good size bright reception with doors to balcony, brand new kitchen with all mod cons and bi folding doors to the balcony with space to entertain. The flat boasts plenty of natural light, under floor heating in the bathrooms, modern lighting including the beautiful balcony. Viewings are highly recommended.



### CRANLEY GARDENS, SW7 £1,950 PER WEEK FURNISHED/UNFURNISHED

A fantastic duplex apartment in this period building in the heart of SW7 within easy reach of both South Kensington and Gloucester Road. Presented to a high standard to include limed oak flooring and Viabizunno inset lighting. On the ground floor of the flat is the large reception room with high ceilings, bay window, original features providing a wonderful entertaining space. Lovely kitchen with access to the private decked garden. Large master bedroom suite with patio and 2 further bedrooms and bathrooms.



CAROLINE DE HAVILLANDE | SALES MANAGER  
0207 581 3771 • sw7sales@druce.com



JAMES PEARCE | LETTINGS MANAGER  
sw7lettings@druce.com • 0207 581 3772



10 GLOUCESTER ROAD, LONDON SW7 4RB





## TOM DE WINTON DIRECTOR, SAVILLS FULHAM

---

*Stamp duty has affected prices at the top but houses are still selling*

---

**A**nyone reading the papers recently will have noticed messages about a quieter London property market still trying to adjust to the increase in stamp duty. Although true, there is definitely a market to be had and it is actually a rather good one, providing vendors ensure their property is correctly priced.

There are plenty of examples throughout all the price brackets of properties priced too highly, which have sat on the market for a long time, yet as soon as the price is lowered to an appropriate level, they sell quickly. We sold a house on Settrington Road, for example, which was on the market with us at £2,475,000 after failing to sell with another agent at a much higher guide. In fact, we recently exchanged on another house on Steeple Close, at more than 10 per cent over the asking price of £1,325,000, as two buyers competed for it, showing that there are still determined buyers out there for the right properties.

So, it is crucial to price your property at a point where buyers will bite. They

### **Ashcombe Street SW6 Guide price £2,250,000**

A wonderful four bedroom corner house, which is full of character and Fulham charm. The large open plan kitchen opens onto a secluded garden, with a separate double garage and annexe.



*It is crucial to price your property at a point where buyers will bite in the current market*

are now more considered, no longer looking at everything and anything, so most viewings are good quality and constructive, and there are some fabulous houses and flats for them to look at.

One house, on Ashcombe Street at £2,250,000, is on a widening plot with a private garden and a garage, which has been developed, ideal for guests or a nanny. We also have a four-bedroom flat in Rivermead Court on the market at £1,875,000, with the most stunning river views over what is a lovely stretch of the Thames.



### **Rivermead Court, Ranelagh Gardens SW6**

**Guide price  
£1,875,000**

A spacious four-bedroom garden flat near Putney Bridge, both gated and portered with communal gardens overlooking the Thames.





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**Broomhouse Road, SW6 £3,350,000 Freehold**

A spectacular period house just to the south of Parsons Green. The property has superb living accommodation and five bedrooms as well as a separate office/studio annex, and an exceptional garden. The house is beautifully presented and has a stunning kitchen breakfast room, and luxury bathrooms. **EPC:D**



**Oxberry Avenue, SW6 £1,250,000 Leasehold**

A well proportioned two-bedroom split-level apartment occupying the ground and first floors of this impressive period building. **EPC:D**

**Hamptons Fulham**

Sales. 020 7384 1001 | [fulham@hamptons-int.com](mailto:fulham@hamptons-int.com)







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**Sutherland House, Marloes Road, W8 £850 per week\* Furnished**

A newly decorated and beautifully presented two bedroom apartment set on the 3rd floor (with lift) of this well run portered mansion block in the heart of Kensington. Benefiting from lovely views and a small balcony. Offered furnished. (972 Sq ft / 90.3 Sq m). **EPC:C**



**Charles House W14 £750 per week\* Furnished**

A superb one bedroom apartment on the 5th floor (with lift) of this exclusive brand new development off Kensington High Street. Benefiting from onsite gym, sauna and cinema. Offered beautifully furnished to a high standard. (786 Sq ft / 73 Sq m). **EPC:B**

**Hamptons Kensington**

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**\*Tenant Charges** Tenants should note that as well as rent, an administration charge of £216 (Inc. VAT) per property and a referencing charge of £54 (Inc. VAT) per person will apply when renting a property. Please ask us for more information about other fees that may apply or visit [www.hamptons.co.uk/rent/tenant-charges](http://www.hamptons.co.uk/rent/tenant-charges)



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**HAMPTONS**  
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**Tachbrook Street SW1V £1,380 per week\* Unfurnished**

Wonderfully presented family home boasting spacious and versatile accommodation with four bedrooms arranged over five floors. This property also offers two reception rooms and three bathrooms as well as a patio, terrace and roof terrace with fabulous views of some of Big Ben and the London Eye. **EPC:E**



**Ponsonby Place SW1P £1,195 per week\* Furnished**

Newly redecorated 5 bedroom family home situated on a quiet residential road. The property has a lovely double reception room and a kitchen dining room/ family room that opens out onto a patio garden. **EPC:D**

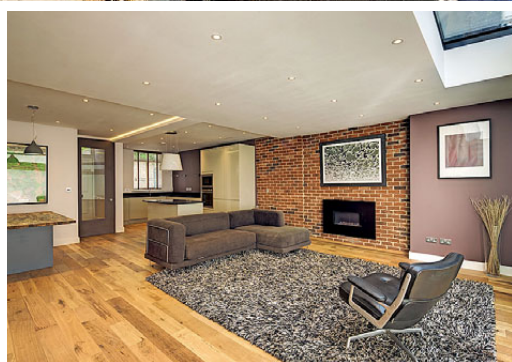
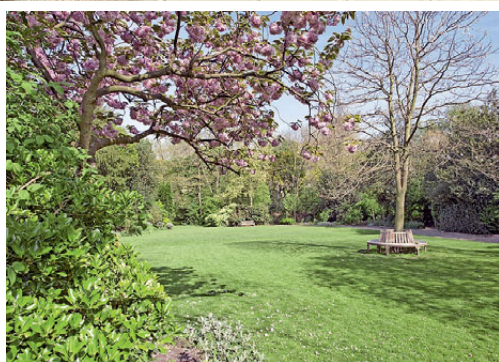
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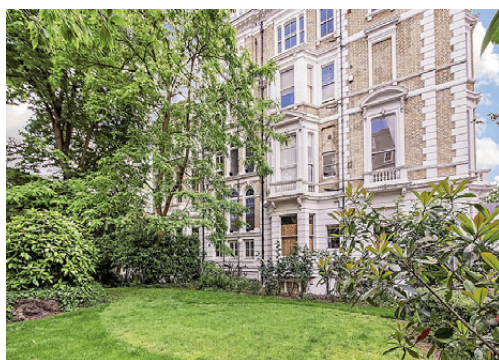
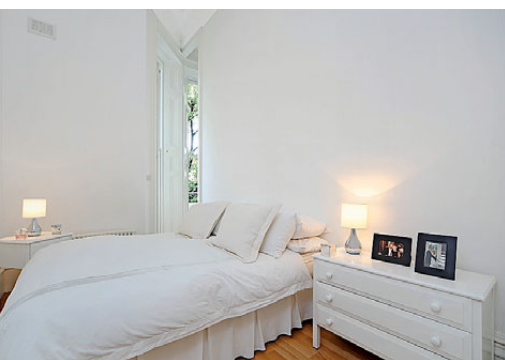
## Hillsleigh Road, W8 £3,000,000 Freehold

A charming non-basement house which has been recently refurbished to a high standard throughout. The property spans some 1,599 sq ft and offers well balanced accommodation across three floors. The house falls within the catchment area for access to Campden Hill Square (subject to application) as well as the beautiful spaces of Holland Park. EPC=D. Reception room/open-plan kitchen, three bedrooms, fourth bedroom/second reception room, three bathrooms, guest cloakroom and patio. **Joint Sole Agent**

**020 7937 9976** [chloe@mountgrangeheritage.co.uk](mailto:chloe@mountgrangeheritage.co.uk)

[mountgrangeheritage.co.uk](http://mountgrangeheritage.co.uk)





## **Cornwall Gardens, SW7** £1,999,950 Share of Freehold

A spectacular first floor apartment (with lift) located on one of the most desirable garden squares in SW7. The property boasts features such as an original Victorian tiled floor and grand ornate period archways in the entrance hall, fabulous ceiling height (over 4m) and a stunning floor to ceiling bay window with working shutters in the reception room. This window leads onto and has sole use of a pretty ornate Juliet balcony (undemised). EPC=C. Reception room, two bedrooms, mezzanine bedroom/study, bathroom, kitchen and lift. **Joint Sole Agent**

**020 7937 9976** [georgina@mountgrangeheritage.co.uk](mailto:georgina@mountgrangeheritage.co.uk)

[mountgrangeheritage.co.uk](http://mountgrangeheritage.co.uk)





## **Woodsford Square, W14** £3,500 per week Fees Apply

Superb family house with spectacular living and entertaining space on this popular garden square, just minutes from Holland Park. The house benefits from a private south-facing garden, direct access to communal gardens and off-street parking for three cars. EPC=D. Two reception rooms, five bedrooms, four bathrooms, kitchen, garden and off-street parking. Furnished or unfurnished.

**020 7221 2277** [abigail@mountgrangeheritage.co.uk](mailto:abigail@mountgrangeheritage.co.uk)



## **Alma Terrace, W8** £5,450 per week Fees Apply

A truly magnificent family house in the heart of Kensington which has been redesigned to optimise space and light throughout. EPC=D. Drawing room, dining room, cinema room, family room, seven bedrooms, four bathrooms, office, dressing room, kitchen, utility room, garden and roof terrace. Furnished or unfurnished.

**020 7221 2277** [joel@mountgrangeheritage.co.uk](mailto:joel@mountgrangeheritage.co.uk)

[mountgrangeheritage.co.uk](http://mountgrangeheritage.co.uk)



## **South Edwardes Sq, W8** £2,500 per week Fees Apply

A beautiful family home situated on one of Kensington's most desirable garden squares with fabulous views over the beautiful Edwardes Square communal gardens. EPC=E. Two reception rooms, four bedrooms, three bathrooms, eat-in kitchen, private south-facing garden and access to communal gardens. Unfurnished. **Sole Agent**

**020 7221 2277** [neha@mountgrangeheritage.co.uk](mailto:neha@mountgrangeheritage.co.uk)



# Chard

## Coleherne Mews, SW10

£3,995,000

A recently refurbished three bedroom, three bathroom mews house with a garage located on a sought after cobbled street



- Three bedrooms
- Three bathrooms
- Garage
- Private roof terrace
- Spacious accommodation
- Energy rating d



South Kensington & Chelsea sales  
020 7373 8883



Clareville Street, SW7

£6,500,000

This beautifully presented family home is ideally situated in the heart of South Kensington



- Four bedrooms
- Four bathrooms
- Access to outside space
- Garage
- Gloucester Road station
- Energy rating b

South Kensington & Chelsea sales  
020 7373 8883

Hortensia Road, SW10

£995,000

A spacious one bedroom third floor apartment located on the popular Hortensia Road



- One bedroom
- Third floor
- Porter
- Lift access
- Desirable location
- Energy rating b

South Kensington & Chelsea sales  
020 7373 8883



## Courtfield Gardens, SW5

A beautifully presented two double bedroom, two bathroom duplex apartment



£1,200,000

- Two bedrooms
- Two bathrooms
- South facing apartment
- Lift access
- Communal gardens
- Energy rating d

South Kensington & Chelsea sales 020 7373 8883

## Gloucester Road, SW7

A three bedroom lateral apartment ideally located on the sought after Gloucester Road



£1,785,000

- Three bedrooms
- Large reception room
- Separate kitchen
- Portered block
- Sought after residential road
- Energy rating d

South Kensington & Chelsea sales 020 7373 8883

## Ferryman Quay, SW6

A spacious three bedroom apartment with a balcony, a porter and two parking spaces



£1,250,000

- Three bedrooms
- Two bathrooms
- Private balcony
- Direct river views
- Two parking spaces
- Energy rating c

Fulham sales 020 7731 5115

## Dawes Road, SW6

A recently refurbished, one bedroom second floor apartment located in the heart of Fulham



£565,000

- One bedroom
- Second floor
- Recently refurbished
- Generous reception room
- Desirable location
- Energy rating c

Fulham sales 020 7731 5115



Courtfield Road, SW7

A spacious three bedroom duplex apartment  
with direct access to communal gardens

£2,250 p/w



- Three bedrooms
- Two bathrooms
- Separate kitchen
- Private patio
- Gloucester Road station
- Energy rating d

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020 7244 7711

Onslow Gardens, SW7

A well proportioned, two double bedroom  
apartment with a private roof terrace

£1,595 p/w



- Two bedrooms
- Two bathrooms
- Lift access
- Private roof terrace
- Gloucester Road station
- Energy rating d

South Kensington & Chelsea lettings  
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## Gowan Avenue, SW6

A recently refurbished four double bedroom family home ideally located in Munster Village



£950 p/w

- Recently refurbished
- Spacious reception room
- Separate kitchen with a dining area
- Two bathrooms
- Parsons Green station
- Energy rating d

Fulham lettings 020 7384 1400

## Moore Park Road, SW6

This spacious six double bedroom family house offers access to a private rear garden



£1,500 p/w

- Two double reception rooms
- Separate kitchen
- Arranged over five floors
- Private garden
- Fulham Broadway station
- Energy rating e

Fulham lettings 020 7384 1400

## Britannia Road, SW6

This modern two double bedroom apartment is situated in the popular Moore Park Estate



£600 p/w

- Two bathrooms
- Spacious reception room
- Second floor
- Surround sound throughout
- Fulham Broadway station
- Energy rating c

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## Harbord Street, SW6

A charming maisonette with four bedrooms, two bathrooms and a spacious reception



£750 p/w

- Four bedrooms
- Spacious reception room
- Two bathrooms
- Ample storage throughout
- Hammersmith station
- Energy rating e

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**Campden Hill Gardens,  
Kensington, W8  
£3,250,000**

**Holland Park 020 3542 2111  
hollandpark.sales@kfh.co.uk**

A beautiful three bedroom maisonette with a roof terrace, offering three stylish bathrooms, brand new kitchen and light, oak floored reception room with a balcony. Situated in a handsome, end of terrace Victorian building, a short walk from Holland Park.

- Three double bedrooms
- Three luxury bathrooms
- Miele kitchen appliances
- Roof terrace
- Balcony
- Prestigious location
- Shared freehold
- EPC rating B

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**Bagleys Lane,  
Fulham, SW6  
£825,000**

**Fulham and Chelsea 020 7731 0051  
fulham.sales@kfh.co.uk**

A well presented two bedroom, two bathroom modern apartment with a private balcony and allocated parking. This secure development benefits from an on site porter and landscaped gardens.

- Two bedrooms
- Two bathrooms
- Second floor with lift access
- Allocated parking
- 712 sq ft accommodation
- Close to Imperial Wharf
- Leasehold
- EPC rating B

**Kinleigh Folkard & Hayward**

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**Kensington Park Road,  
Notting Hill, W11  
£1,250 pw**

**Holland Park 020 3542 2120  
hollandpark.lettings@kfh.co.uk**

Stunning two bedroom apartment finished to the highest of specifications with a spacious open plan kitchen, luxurious bathroom, shower room and private garden. Located in the very heart of Notting Hill, close to three tube stations.

- Two double bedrooms
- Modern open plan kitchen
- Engineered oak wood flooring
- Luxurious furnishing
- Large private garden
- Furnished
- EPC rating D

£210 tenancy agreement fee per property. Other fees apply, visit [kfh.co.uk/lettingsfees](http://kfh.co.uk/lettingsfees)

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# BEANEY PEARCE



Tregunter Road, SW10

£2,800,000

A well proportioned, three/four bedroom apartment set within this sought after period property in Chelsea. The property offers a large double reception room, a separate spacious kitchen, two family bathrooms, a study and a walk in wardrobe. Further benefits include access to a private terrace and a share of the freehold, energy rating f.

South Kensington Sales

020 7838 1888



# BEANEY PEARCE



High Street Kensington, W8

£3,650,000

A lateral apartment located on the top floor of one of Kensington's sought after mansion blocks. Offering a lift, off street parking and a 24 hour porter, energy rating d.

South Kensington Sales

020 7838 1888



Elvaston Place, SW7

£1,600,000

A two bedroom, two bathroom third floor apartment finished to a high standard throughout. Further benefiting from access to the communal area, energy rating c.

South Kensington Sales

020 7838 1888



Queen's Gate Terrace, SW7

£650 p/w

A recently refurbished, one bedroom apartment set within this stucco fronted house just off Queens Gate. Ideal for access to Hyde Park and offering lift access, energy rating c.

South Kensington Lettings

020 7838 1888



Wrights Lane, W8

£595 p/w

A modern one bedroom apartment located on the fifth floor of this portered building with lift access. Ideally situated for access to High Street Kensington, energy rating b.

South Kensington Lettings

020 7838 1888



# BEANEY PEARCE



Halsey Street, SW3

£6,500,000

This beautifully presented, five bedroom home is situated on the sought after Sloane Square. Offering approximately 2,700 sq. ft of accommodation, energy rating c.

Chelsea Sales

020 7590 9510



Old Church Street, SW3

£3,250,000

A well proportioned three bedroom, two bathroom split level apartment set in the heart of Chelsea. The property has been recently refurbished throughout, energy rating d.

Chelsea Sales

020 7590 9510



Cadogan Gardens, SW3

£5,000 p/w

A recently refurbished, four bedroom maisonette arranged over the third and fourth floor of this red brick period conversion. Offering a private roof terrace, energy rating d.

Chelsea Lettings

020 7590 9500



Smith Terrace, SW3

£1,975 p/w

A spacious four bedroom family house situated on a sought after residential road in Chelsea. Ideally located for access to the Kings Road and transport links, energy rating f.

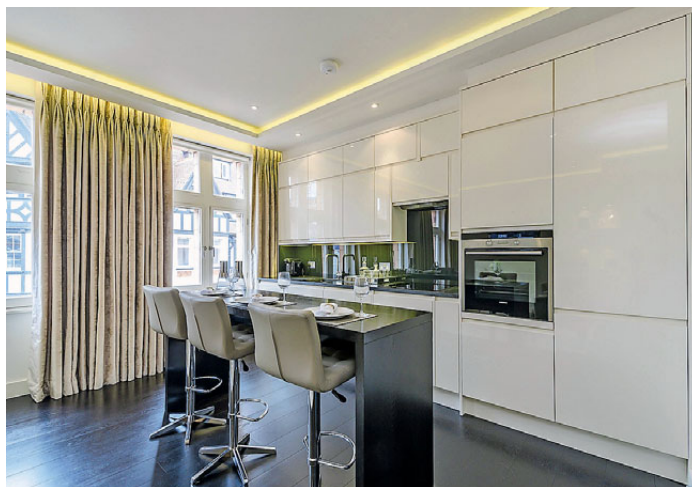
Chelsea Lettings

020 7590 9500

Tenant fees apply: £180 inc. VAT per tenancy contribution to administration, £60 inc. VAT reference fee per tenant, £144 inc. VAT towards end of tenancy check out report.



# PLAZA estates



## HERBERT CRESCENT, SW1

An immaculately presented and generously proportioned one bedroom apartment extending to 634 sq ft on the second floor of this substantial red brick period building, in the heart of Knightsbridge, within easy access to a world class selection of shops and restaurants both in Knightsbridge and Sloane Street.

Reception Room, Open Plan Kitchen/Dining Room, Bedroom, Shower Room, Caretaker, EPC Rating C

**LEASEHOLD 119 YEARS UNEXPIRED**

**£1,695,000**





### HANS PLACE, SW1

Immaculately presented, spacious and secure duplex apartment with private street entrance. 2296 sq ft.

3 Bedrooms, 3 Bathrooms, 2 Reception Rooms, Kitchen/Breakfast Room, Utility Room, Balcony, Wood Floors, Communal Gardens, EPC Rating C

**UNFURNISHED**

**£2500 PER WEEK FEES APPLY\***

\* £264 inc of VAT to include tenancy agreement & referencing per property. Please contact us for further information.



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Westminster

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24 mins

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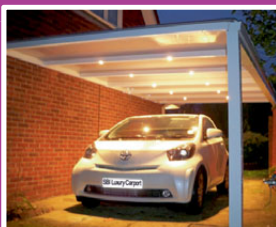
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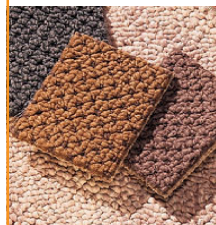
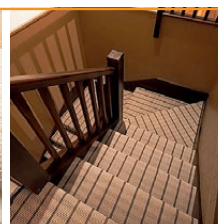
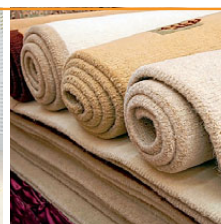


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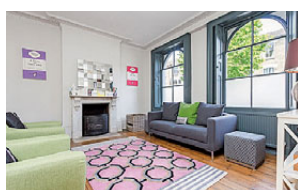
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# NEW RULES FOR NON-DOMS



**It's not just fireworks which will be going off during November's bonfire night festivities;** the Government has lit its own match - opening the consultation on reforms to the taxation of non-domiciles (non-doms) in the UK.

## **CLUB 15-20**

First announced in the Chancellor's Summer Budget, the plans include treating "Club 15-20" i.e. non-doms who have been tax residents for 15 of the last 20 tax years, as if they are UK domiciled for all tax purposes.

In short, they'll no longer be able to take advantage of the remittance basis

and they'll be subject to UK tax on their overseas income, while all foreign and UK assets will be subject to inheritance tax (IHT).

## **IHT FOR NON-DOMS**

For property owners the results will be far reaching. From 2017, all UK residential property owned, directly or indirectly by foreign domiciled persons will be subject to IHT of 40%. Additionally, those properties owned through an indirect structure such as an offshore company or trust will also be liable to UK inheritance tax. No doubt this could be an unwelcome surprise for descendants and beneficiaries.

## **NEW GOVERNMENT CONSULTATION**

Proposals launched in a new Government consultation have uncovered plans to leave offshore trusts outside of the tax net. Whilst a relaxation of rules for offshore trusts is welcome, the proposal still leaves existing and future owners exposed to Capital Gains Tax (CGT), Annual Tax on Enveloped Dwellings (ATED), and other tax burdens.

It is imperative, therefore, that those who may be affected seek professional tax advice sooner rather than later. With a constantly shifting tide, it's vital all UK property owners are prepared for the next wave of change.

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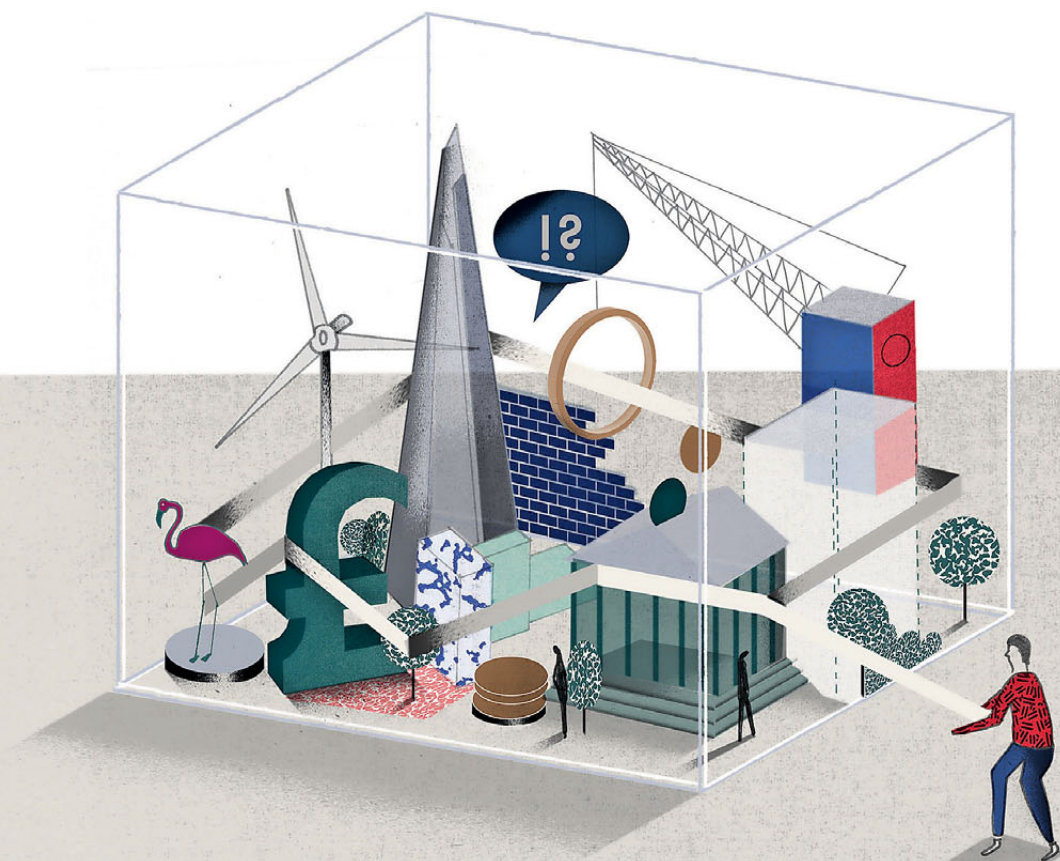
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